HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2015

Highlights

- In the Vancouver CMA, actual housing starts totalled 9,938 in the first half of 2015, with a small increase in both single-detached and multi-family home starts, compared to the same period of last year.
- An increase in single-detached home starts in the Abbotsford-Mission CMA pushed total housing starts to 270 units in the first half of 2015.
- In the first half of 2015 MLS® sales in both the Real Estate Board of Greater Vancouver and the Fraser Valley Real Estate Board areas were up 34 per cent, and 32 per cent, respectively, compared to the first half of 2014.

Figure 1

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Vancouver CMA New Housing Market

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 20,091 units in June, compared to 19,408 units in May (Figure 1). The trend is a six-month moving average of monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts totalled 9,938 units in the first half of 2015, nine per cent above the same period of last year. A decline in townhouse construction was more than offset by increases in single-detached, semi-detached and apartment starts. Over half of all housing starts in the CMA were concentrated in the cities of Vancouver, Surrey and North Vancouver (City and District Municipality).

Single-detached home construction continued the upward trend established last year, with a thirteen per cent increase from the first half of 2014. Although the number of completed single-detached homes at 1,906 was at par with last year, the number of completed and unabsorbed (unsold) homes was 26 per cent lower than last year, indicating a higher demand. Increased demand along with a rise in the resale price of single-detached houses has contributed to the higher pace of new home building.

Similar to single-detached homes, multiple-family home construction moved higher in the first half of 2015. Increases in semi-detached and apartments starts, especially in the cities of Vancouver, Surrey, North Vancouver and Richmond; more than offset the decline in new construction activity for townhouses, bringing the total multiple-family starts to 7,684, eight per cent above last year's first-half total. Rental multiple-family units were up by 25 per cent compared to last year with more than half of the units started in the cities of Vancouver and Surrey. According to the April 2015 Rental Market Survey, the apartment vacancy rate in the Vancouver CMA was 1.4 per cent, down from 1.8 per cent in April 2014, suggesting a higher demand for rental units.

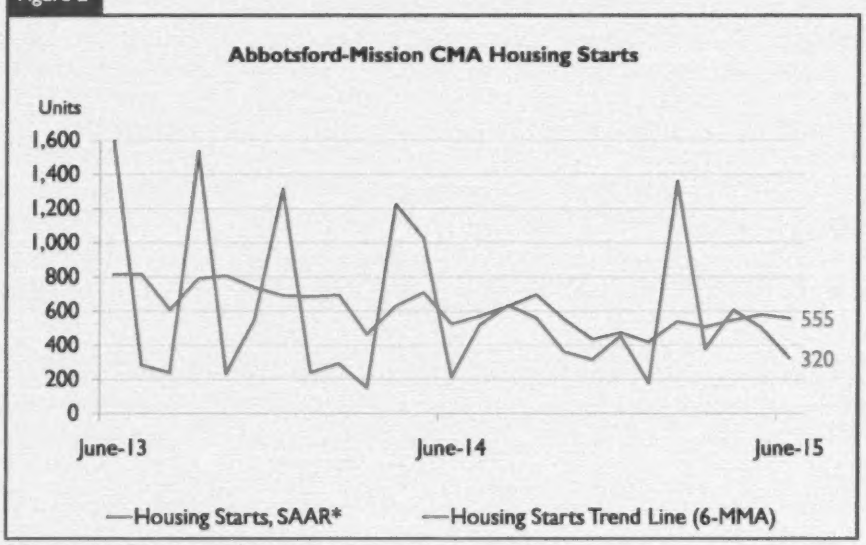
Abbotsford-Mission CMA New Housing Market

Total housing starts in the Abbotsford-Mission CMA were trending at 555 units in June, down from 577 units in May (Figure 2). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[2] of housing starts. Single-detached starts were trending at 289 units, slightly down from 293 units a month prior, and multiple-family starts were trending lower at 266, down from 284 units in the previous month.

At 270 units, actual housing starts in the Abbotsford-Mission CMA in the first half of 2015 were 14 units above the same period a year prior. Single-detached construction activity increased from 96 units during the first six months of last year to 137 units while multiple-family units declined from 160 units to 133 units this year. Close to one-sixth of the year-to-date total starts in the CMA were rental units.

In the month of June, there were twice as many units completed as started, bringing the overall number of residential units under construction down to 536, 14.4 per cent below last year's number. The main reason behind

Figure 2



* Seasonally adjusted annual rate
Source: CMHC

[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

the decline in the number of homes under construction this year was a drop in the number of rental units under construction from 133 to 62.

So far this year, 320 new homes were completed, up from 291 units a year ago. At the same time, absorptions (sales) of new homes were up by almost 29 per cent, from 174 units to 224 units. The number of completed and unoccupied homes was 169 units, 43 units higher than the year before. Close to half of these homes available for immediate move-in were apartment condominiums.

Greater Vancouver MLS® Market[3]

In the areas covered by the Real Estate Board of Greater Vancouver (REBGV), there were 22,405 sales during the first half of the year, an increase of 34 per cent compared to the same period last year, and were 28 per cent above the 10 year average for the same time period. At 5,089, total sales in the month of June were the highest for any month historically. Low mortgage rates together with a higher level in full-time employment, and population growth have supported demand for housing.

The increased level of resale activity was broad based across all home types and across the region. Compared to the first six months of last year, single-detached home and townhouse sales were up 30 per cent and condominium apartment sales increased 40 per cent. More than two-third of these sales were in the cities of Vancouver, Richmond, Burnaby, North Vancouver and Coquitlam.

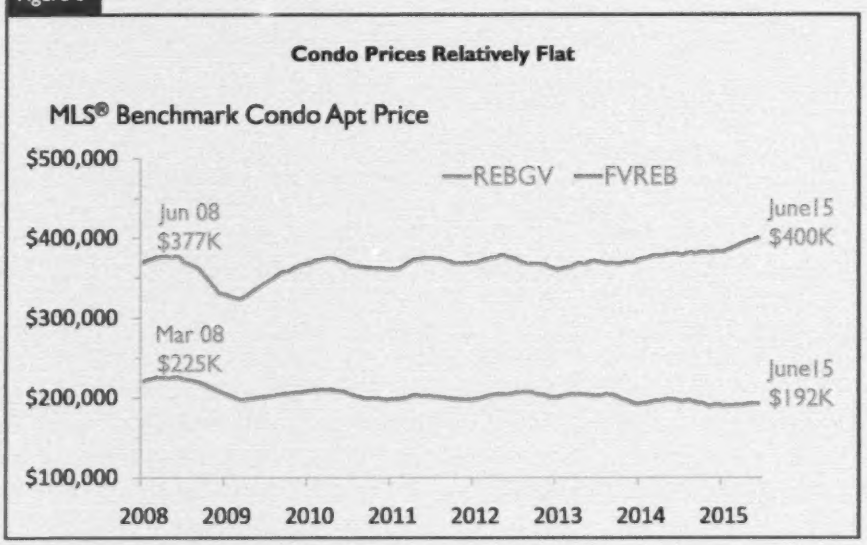
Market conditions favoured sellers in the second quarter of 2015 in the Greater Vancouver area. The overall sales-to-active listing ratio, which indicates the balance between supply and demand, has remained above 30 per cent in the second quarter which signals a market where buyers face a shortage of listings and potentially above-asking sale prices. Through the first half of 2015, the number of active listings has been below the previous year on a consecutive monthly basis due to rising sales despite a slight increase in new listings.

As a result of these trends, the MLS® benchmark price in June increased for all home types. The benchmark price for single-detached homes, led with 14.8 per cent year-over-year growth. Double-digit growth in the benchmark price for single detached homes was observed in fourteen of the twenty submarkets that comprise the board area. For multiple-family homes, the benchmark townhouse price increased by nearly seven per cent, while the condominium apartment price was up five per cent. The benchmark condominium apartment price in Greater Vancouver was more than twice the price compared with Fraser Valley (Figure 3).

Fraser Valley MLS® Market

Strong resales growth continued in the second quarter in the Fraser Valley. The Fraser Valley Real Estate Board recorded a 34 per cent increase in sales over the same quarter last year. This increase boosted sales in the first half of 2015 by over one-third of last year's total to 9,897 sales.[4] Most of the increase in sales was attributed to ground-oriented housing. Detached home sales were up 36 per cent, townhouse sales up 31 per cent and condominium apartment sales

Figure 3



Source: Canadian Real Estate Association (CREA)

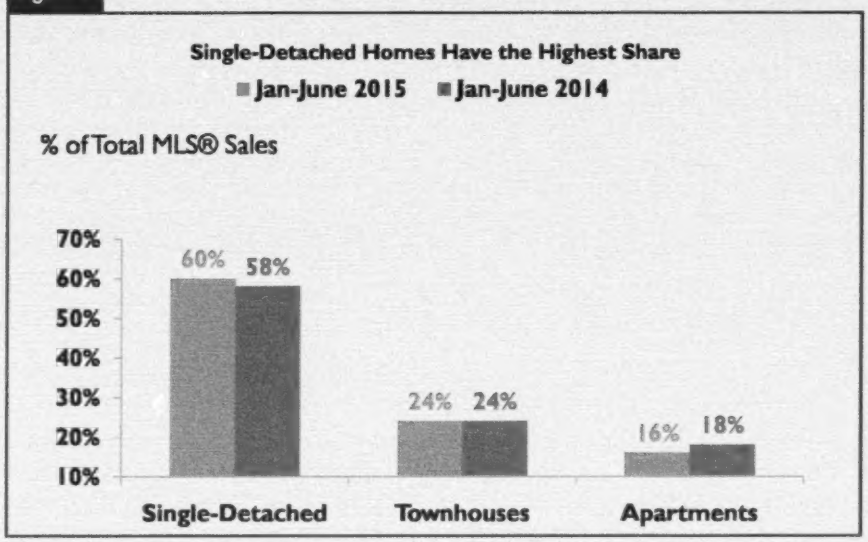
[3] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

[4] Fraser Valley Real Estate Board covers markets in North Delta, Surrey, South Surrey / White Rock, Langley, Abbotsford, and Mission.

increased 18 per cent. Detached home sales accounted for a larger share (60 per cent vs. 58 per cent in 2014) of total activity, while the share of apartment sales moved lower, from 18 per cent to 16 per cent. Town house sales, at 24 per cent, remained the same share as last year (Figure 4).

In the second quarter, market conditions for townhouses and apartment condominiums remained balanced, while the market for single-detached home transitioned into seller's territory (Figure 5). The MLS® HPI benchmark price[5] of single-detached homes and townhouses in the FVREB area increased by 7.3 per cent and 1.6 per cent, respectively, compared to June 2014. On the other hand, the benchmark price of apartments declined year-over-year by 2.6 per cent.

Figure 4



Source: Fraser Valley Real Estate Board, CMHC Calculation, June 2015 latest data point

Figure 5

Source: Fraser Valley Real Estate Board, CMHC Calculation, June 2015 latest data point

[5] The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, number of rooms, etc. These features become the composite of the 'typical house' in a given area.

Spotlight: A Closer Look at New Single-Detached Home Prices

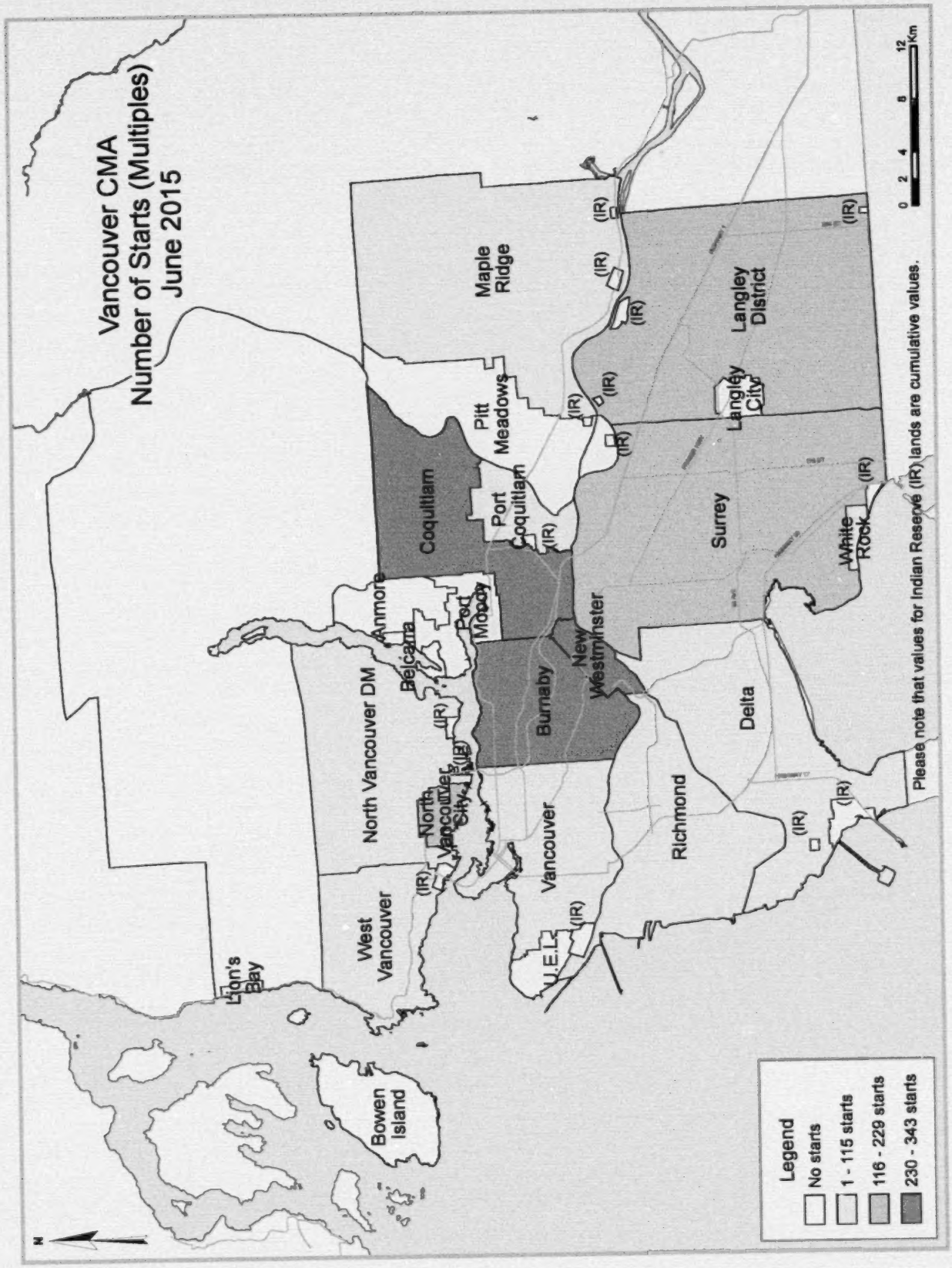
The average price of a new single-detached home in the Vancouver CMA has been on an upward trajectory since 2005 with a few interruptions. Many factors in addition to mortgage rates influence home prices, including population, employment and income growth, construction and land costs, regulations and buyers preference. However, trends in the average monthly mortgage payment allow us to gain some insight into the relationship between mortgage rates and prices. Looking at the average monthly mortgage payments for a new single-detached home, it is clear that mortgage rate declines partially offset some of the impact on buyers' budgets of the increase in prices.

Two examples can be seen from 2008 to 2009 and 2013 to 2014. A sharp drop in mortgage rates from 7.15 per cent to 5.85 per cent from 2008 to 2009 combined with a slight drop in price brought down monthly payments in 2009. A similar story can be seen in mortgage payments from 2013 to 2014 – despite the fact that there was no change in price, a decrease in mortgage rate from 5.14 to 4.79 resulted in a decrease in mortgage payments (Figure 6).

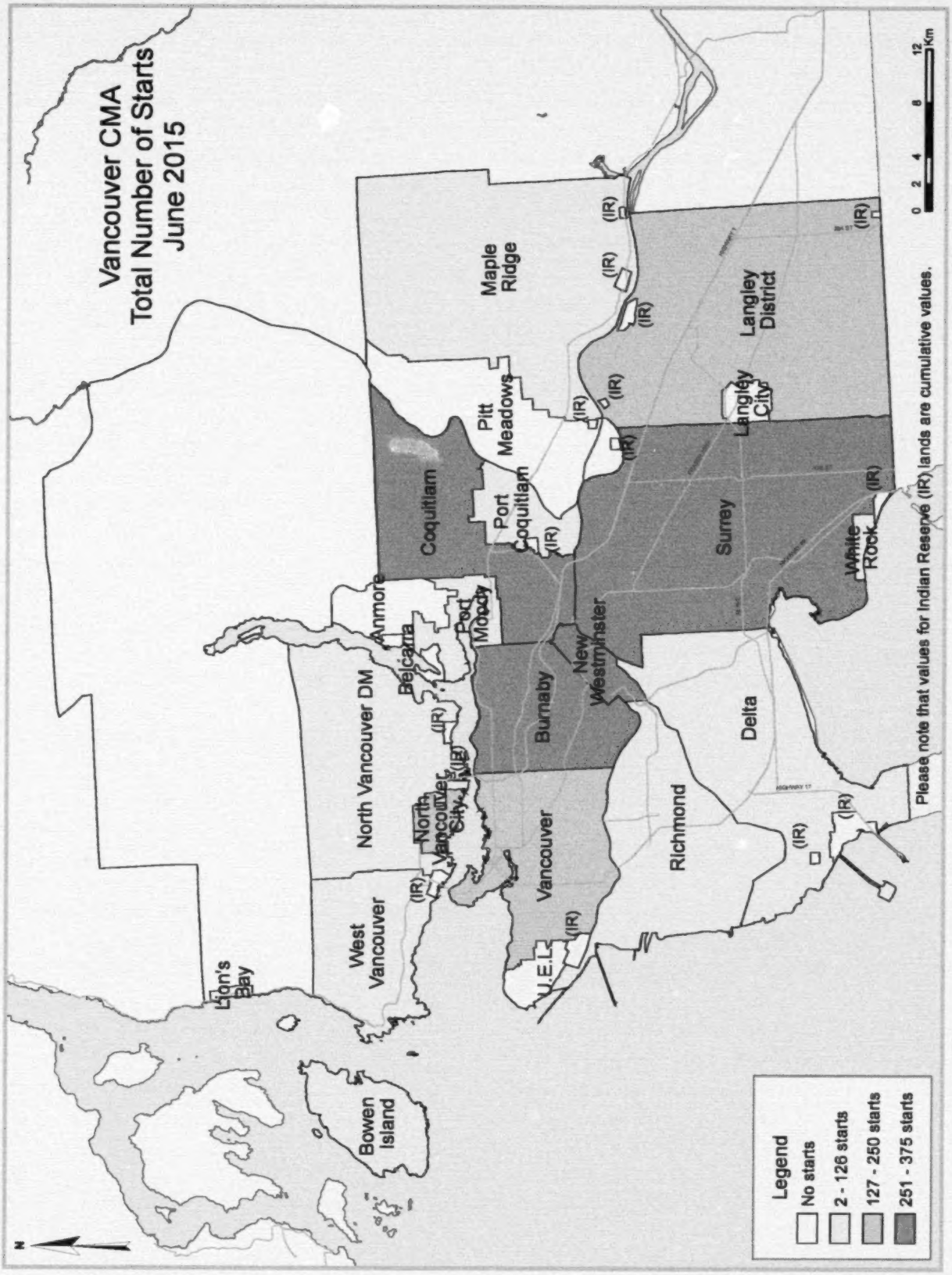
In 2015, the Bank of Canada lowered its target for the overnight rate by one-quarter of one percentage point in January and again in July resulting in a decrease in mortgage rates. So far in 2015, the new single-detached average price has increased. As a result, the monthly mortgage payment has moved higher this year.

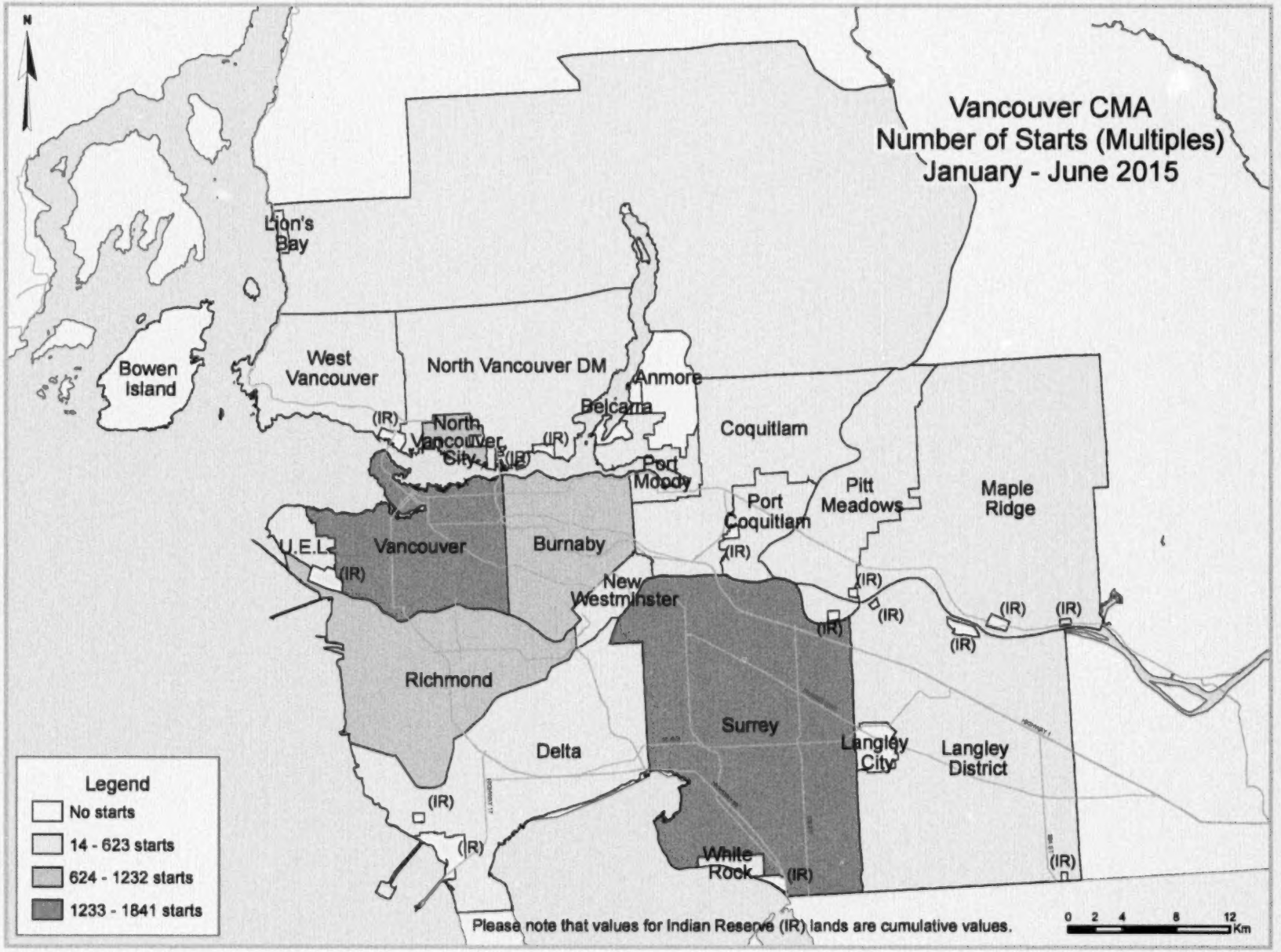
Figure 6

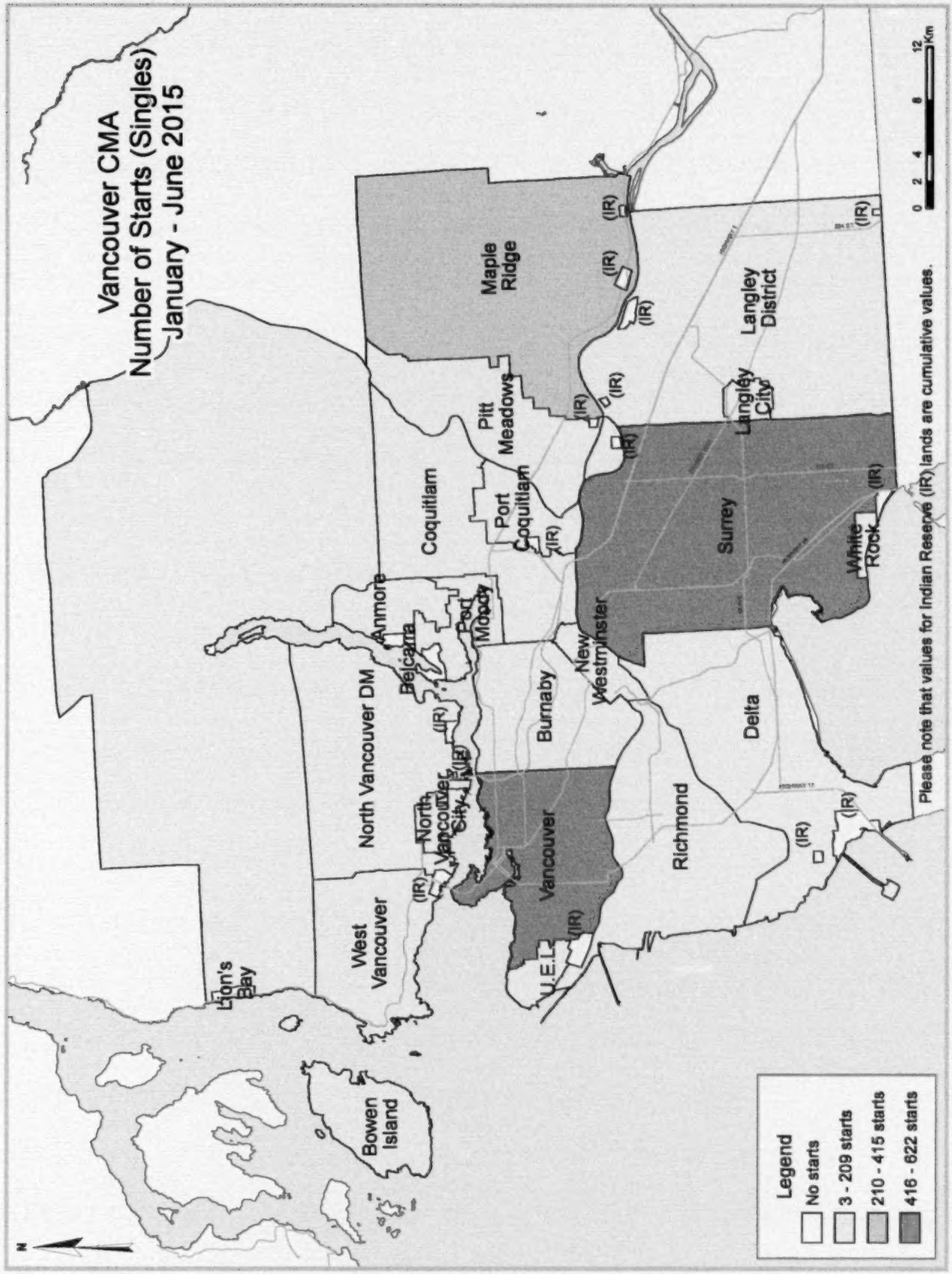
Source: CMHC, Bank of Canada (5-year conventional mortgage rate)


Vancouver CMA
Number of Starts (Multiples)
June 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 115 starts
116 - 229 starts
230 - 343 starts
N
0 2 4 8 12 Km

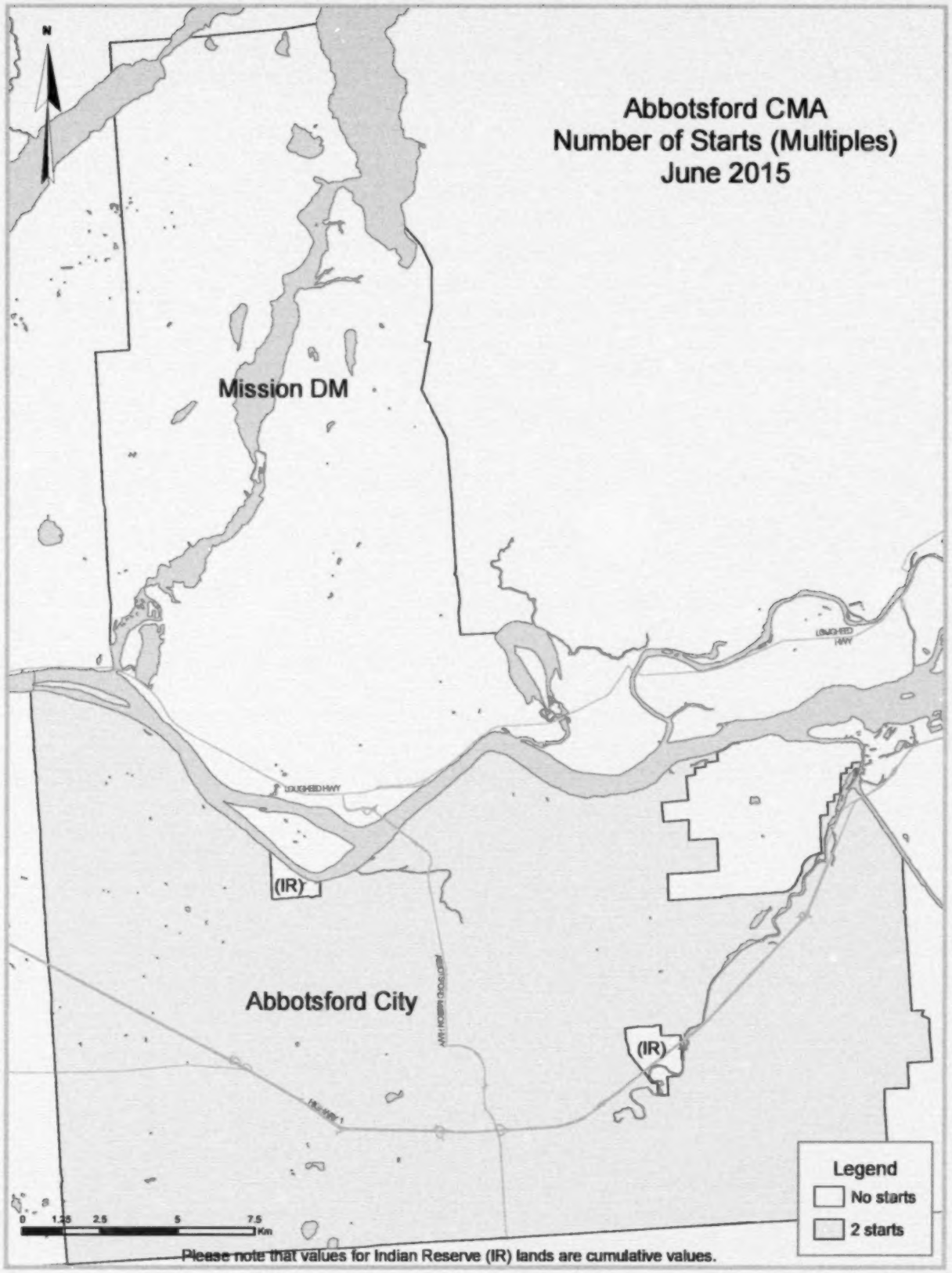
Vancouver CMA
Number of Starts (Singles)
June 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 44 starts
45 - 87 starts
88 - 130 starts

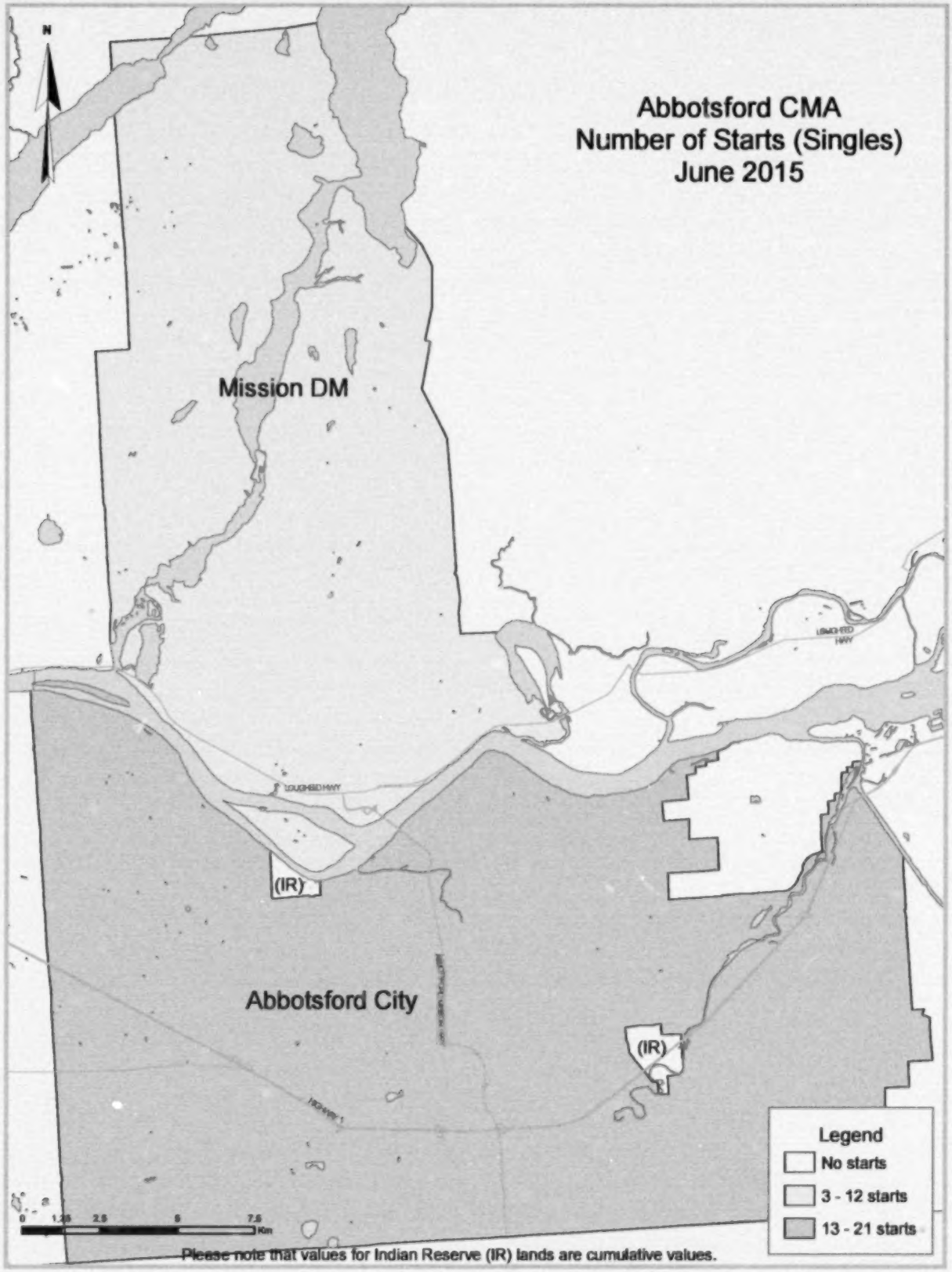

Vancouver CMA
Total Number of Starts
June 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 126 starts
127 - 250 starts
251 - 375 starts
N

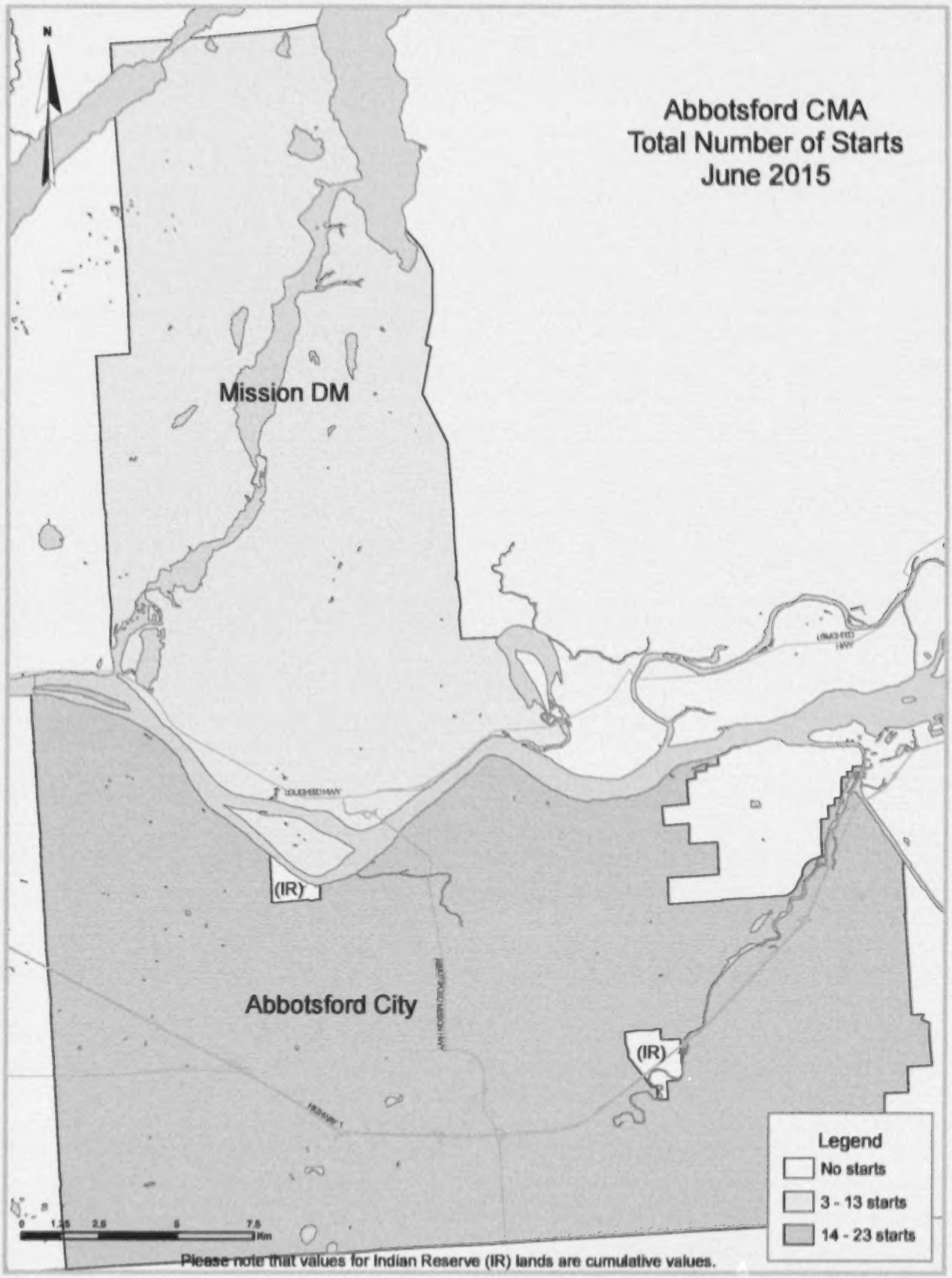

Vancouver CMA
Number of Starts (Multiples)
January - June 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
14 - 623 starts
624 - 1232 starts
1233 - 1841 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

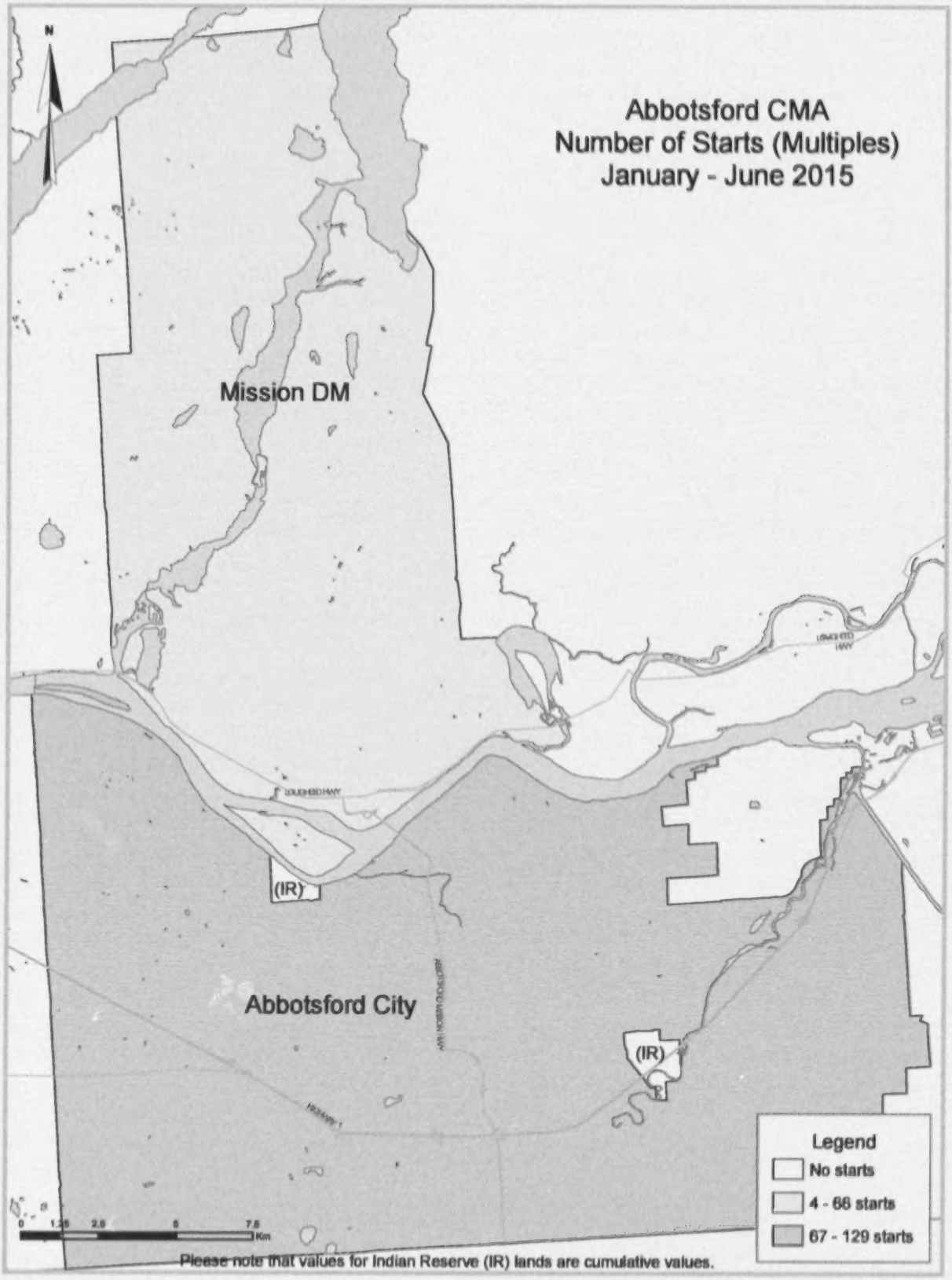

Vancouver CMA
Number of Starts (Singles)
January - June 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
3 - 209 starts
210 - 415 starts
416 - 622 starts

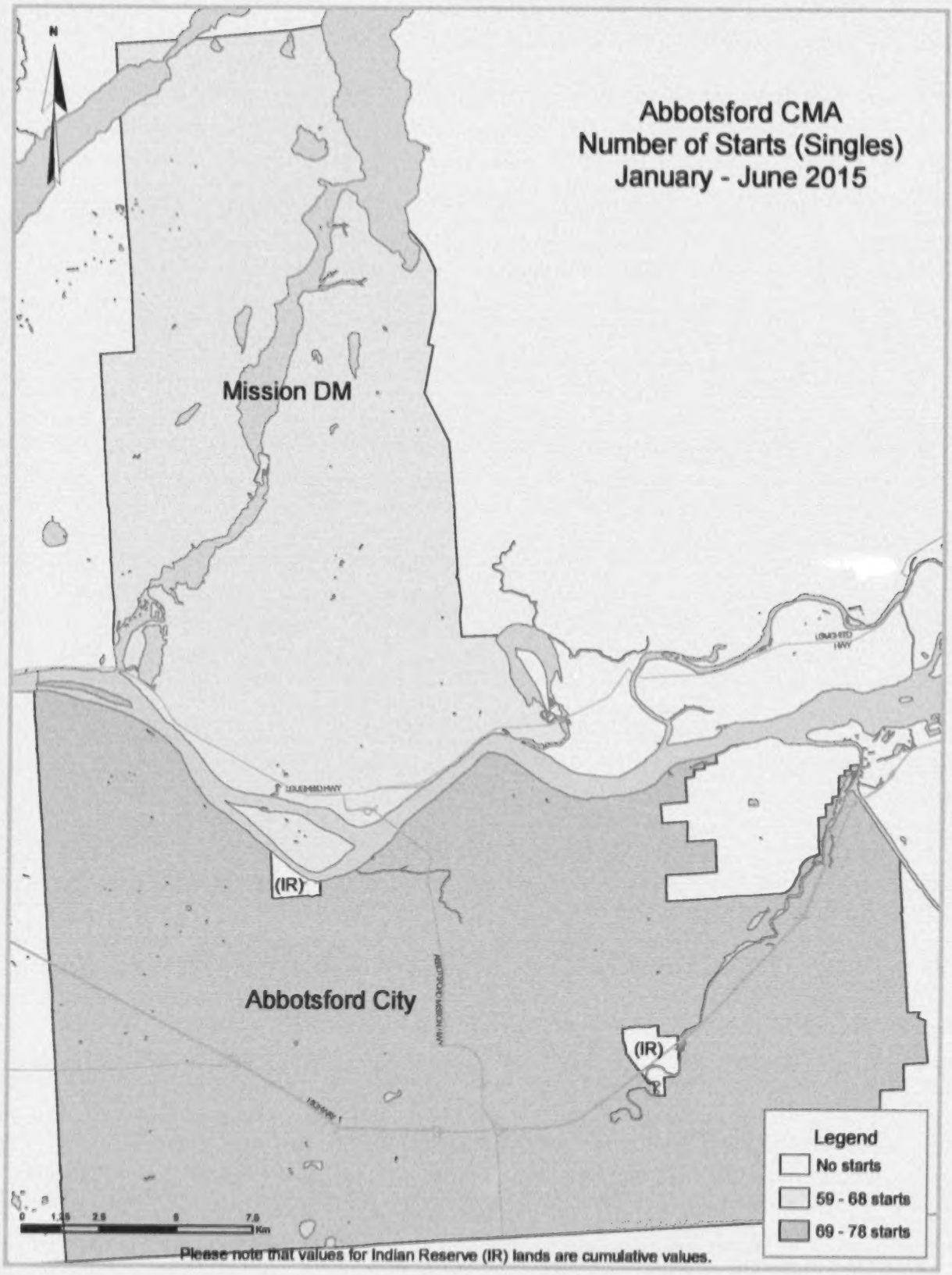
Vancouver CMA
Total Number of Starts
January - June 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
North Vancouver DM
North Vancouver City
North Vancouver
Vancouver
Delta
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
4 - 781 starts
782 - 1558 starts
1559 - 2335 starts
0 2 4 8 12 Km
N

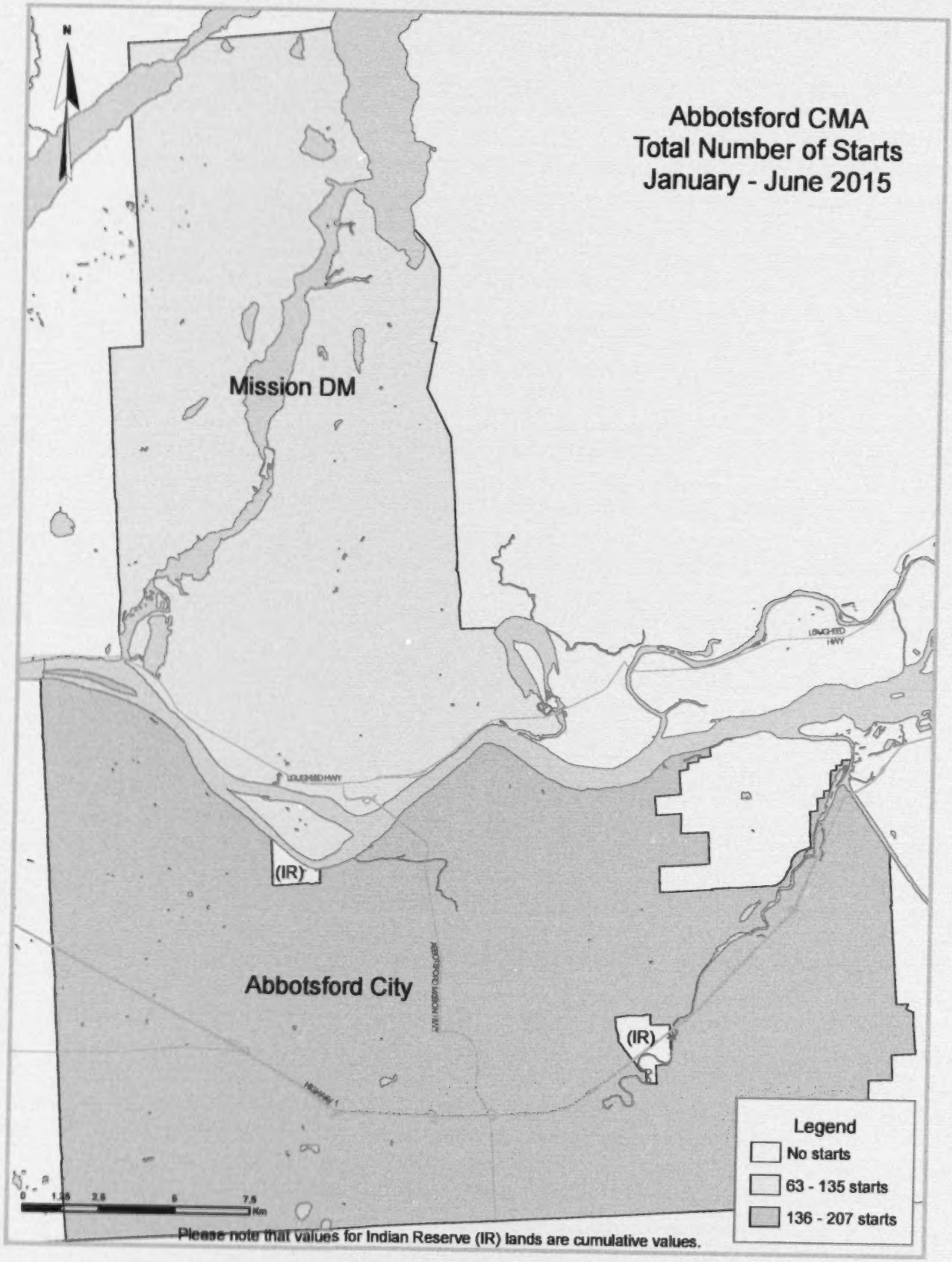

N
Abbotsford CMA
Number of Starts (Multiples)
June 2015
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
2 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
June 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
3 - 12 starts
13 - 21 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
June 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
3 - 13 starts
14 - 23 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - June 2015
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 66 starts
67 - 129 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - June 2015
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
59 - 68 starts
69 - 78 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - June 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
63 - 135 starts
136 - 207 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Vancouver CMA
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	424	26	0	7	257	1,174	51	232	2,171
June 2014	366	30	0	1	279	724	31	133	1,564
% Change	15.8	-13.3	n/a	**	-7.9	62.2	64.5	74.4	38.8
Year-to-date 2015	1,984	170	8	32	1,171	4,764	238	1,571	9,938
Year-to-date 2014	1,772	134	102	10	1,379	4,235	216	1,257	9,105
% Change	12.0	26.9	-92.2	**	-15.1	12.5	10.2	25.0	9.1
UNDER CONSTRUCTION									
June 2015	3,873	294	8	39	2,106	16,395	381	3,776	26,872
June 2014	3,398	282	5	17	2,365	14,986	347	3,003	24,403
% Change	14.0	4.3	60.0	129.4	-11.0	9.4	9.8	25.7	10.1
COMPLETIONS									
June 2015	358	26	0	3	187	731	37	156	1,498
June 2014	322	14	16	0	244	449	28	94	1,167
% Change	11.2	85.7	-100.0	n/a	-23.4	62.8	32.1	66.0	28.4
Year-to-date 2015	1,710	160	0	10	1,326	3,226	186	1,136	7,754
Year-to-date 2014	1,714	222	30	4	1,101	3,658	198	976	7,903
% Change	-0.2	-27.9	-100.0	150.0	20.4	-11.8	-6.1	16.4	-1.9
COMPLETED & NOT ABSORBED									
June 2015	790	83	0	11	379	1,225	n/a	n/a	2,488
June 2014	1,080	71	14	5	575	1,677	n/a	n/a	3,422
% Change	-26.9	16.9	-100.0	120.0	-34.1	-27.0	n/a	n/a	-27.3
ABSORBED									
June 2015	381	39	0	4	216	895	n/a	n/a	1,535
June 2014	341	36	11	0	254	619	n/a	n/a	1,261
% Change	11.7	8.3	-100.0	n/a	-15.0	44.6	n/a	n/a	21.7
Year-to-date 2015	1,935	180	0	12	1,526	3,519	n/a	n/a	7,172
Year-to-date 2014	1,968	261	40	7	1,180	3,973	n/a	n/a	7,429
% Change	-1.7	-31.0	-100.0	71.4	29.3	-11.4	n/a	n/a	-3.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
June 2015	32	8	0	0	0	312	0	23	375
June 2014	47	8	0	0	0	8	0	22	85
Delta									
June 2015	10	0	0	0	0	14	0	5	29
June 2014	9	0	0	0	8	0	0	7	24
Langley									
June 2015	12	0	0	2	69	92	3	7	185
June 2014	13	0	0	0	7	0	0	1	21
Maple Ridge / Pitt Meadows									
June 2015	45	8	0	0	32	0	0	0	85
June 2014	16	0	0	0	33	0	0	0	49
New Westminster									
June 2015	11	0	0	0	0	293	0	6	310
June 2014	7	0	0	0	40	49	0	0	96
North Vancouver									
June 2015	21	0	0	0	7	210	1	6	245
June 2014	15	0	0	0	50	30	0	4	99
Richmond									
June 2015	39	0	0	3	5	0	1	13	61
June 2014	43	0	0	0	6	280	0	8	337
Surrey									
June 2015	101	0	0	2	93	64	0	60	320
June 2014	82	0	0	0	78	89	4	39	292
Tri-Cities									
June 2015	46	0	0	0	28	189	0	16	279
June 2014	35	4	0	1	44	115	0	25	224
University Endowment Lands									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	1	0	0	0	0	0	0	0	1
Vancouver City									
June 2015	84	10	0	0	0	0	46	89	229
June 2014	53	18	0	0	13	141	27	21	273
West Vancouver									
June 2015	11	0	0	0	23	0	0	0	34
June 2014	12	0	0	0	0	12	0	0	24
White Rock									
June 2015	10	0	0	0	0	0	0	7	17
June 2014	11	0	0	0	0	0	0	6	17
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	14	0	0	0	0	0	0	0	14
Vancouver CMA									
June 2015	424	26	0	7	257	1,174	51	232	2,171
June 2014	366	30	0	1	279	724	31	133	1,564

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
June 2015	335	80	0	0	49	2,370	0	218	3,052
June 2014	284	64	0	0	186	3,023	0	39	3,596
Delta									
June 2015	115	2	0	0	61	118	2	122	420
June 2014	113	6	0	1	80	88	1	59	348
Langley									
June 2015	186	2	5	11	316	421	3	184	1,128
June 2014	171	6	4	7	296	176	1	116	777
Maple Ridge / Pitt Meadows									
June 2015	277	16	0	0	252	233	4	0	782
June 2014	140	12	0	0	114	419	2	0	687
New Westminster									
June 2015	53	2	0	0	32	893	0	6	986
June 2014	64	6	0	0	129	544	0	0	743
North Vancouver									
June 2015	191	14	0	0	151	893	7	423	1,679
June 2014	185	10	0	0	63	802	2	260	1,322
Richmond									
June 2015	393	6	0	9	176	2,854	9	229	3,676
June 2014	283	14	0	0	198	1,763	9	221	2,488
Surrey									
June 2015	768	6	0	14	700	1,777	21	377	3,663
June 2014	681	8	0	8	942	856	45	276	2,816
Tri-Cities									
June 2015	248	6	3	1	244	1,219	7	157	1,885
June 2014	257	6	0	1	210	1,669	1	153	2,297
University Endowment Lands									
June 2015	17	0	0	0	11	340	0	0	368
June 2014	17	0	0	0	0	0	0	94	111
Vancouver City									
June 2015	938	154	0	2	82	5,244	327	2,004	8,751
June 2014	859	148	1	0	115	5,438	280	1,737	8,578
West Vancouver									
June 2015	226	2	0	2	25	20	0	0	275
June 2014	210	2	0	0	24	111	1	0	348
White Rock									
June 2015	81	4	0	0	0	13	0	54	152
June 2014	69	0	0	0	8	97	5	46	225
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	29	0	0	0	0	0	0	0	29
Vancouver CMA									
June 2015	3,873	294	8	39	2,106	16,395	381	3,776	26,872
June 2014	3,398	282	5	17	2,365	14,986	347	3,003	24,403

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
June 2015	23	8	0	0	0	284	0	12	327
June 2014	29	6	0	0	38	0	0	0	73
Delta									
June 2015	17	0	0	0	12	0	0	13	42
June 2014	6	0	0	0	0	0	0	4	10
Langley									
June 2015	27	0	0	0	18	0	1	11	57
June 2014	40	0	0	0	33	0	3	19	95
Maple Ridge / Pitt Meadows									
June 2015	34	2	0	0	3	0	0	0	39
June 2014	15	0	0	0	21	0	0	0	36
New Westminster									
June 2015	5	0	0	0	0	0	0	0	5
June 2014	2	0	0	0	0	109	0	0	111
North Vancouver									
June 2015	26	6	0	0	8	168	1	13	222
June 2014	12	0	0	0	0	0	0	3	15
Richmond									
June 2015	37	0	0	0	0	0	1	16	54
June 2014	33	0	0	0	0	0	2	8	43
Surrey									
June 2015	78	0	0	2	110	0	5	35	230
June 2014	74	0	0	0	139	51	2	28	294
Tri-Cities									
June 2015	31	0	0	1	8	44	0	16	100
June 2014	41	2	16	0	7	0	4	17	87
University Endowment Lands									
June 2015	1	0	0	0	0	0	0	0	1
June 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2015	61	10	0	0	0	62	28	35	196
June 2014	43	6	0	0	0	289	17	12	367
West Vancouver									
June 2015	6	0	0	0	22	93	0	0	121
June 2014	19	0	0	0	0	0	0	0	19
White Rock									
June 2015	6	0	0	0	0	80	0	5	91
June 2014	5	0	0	0	6	0	0	3	14
First Nations									
June 2015	4	0	0	0	0	0	1	0	5
June 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2015	358	26	0	3	187	731	37	156	1,498
June 2014	322	14	16	0	244	449	28	94	1,167

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
June 2015	55	27	0	0	1	154	n/a	n/a	237
June 2014	90	17	0	0	12	53	n/a	n/a	172
Delta									
June 2015	15	0	0	0	8	13	n/a	n/a	36
June 2014	18	2	0	1	10	10	n/a	n/a	41
Langley									
June 2015	40	0	0	1	47	78	n/a	n/a	166
June 2014	70	0	0	0	76	128	n/a	n/a	274
Maple Ridge / Pitt Meadows									
June 2015	58	2	0	0	23	98	n/a	n/a	181
June 2014	96	2	0	0	20	100	n/a	n/a	218
New Westminster									
June 2015	6	0	0	0	51	26	n/a	n/a	83
June 2014	9	2	0	0	2	144	n/a	n/a	157
North Vancouver									
June 2015	26	3	0	0	21	140	n/a	n/a	190
June 2014	37	1	3	0	26	245	n/a	n/a	312
Richmond									
June 2015	133	2	0	2	32	132	n/a	n/a	301
June 2014	178	1	1	4	89	133	n/a	n/a	406
Surrey									
June 2015	113	0	0	2	154	253	n/a	n/a	522
June 2014	179	1	0	0	268	363	n/a	n/a	811
Tri-Cities									
June 2015	53	0	0	4	10	139	n/a	n/a	206
June 2014	84	5	6	0	20	175	n/a	n/a	290
University Endowment Lands									
June 2015	0	0	0	0	1	2	n/a	n/a	3
June 2014	0	0	0	0	1	29	n/a	n/a	30
Vancouver City									
June 2015	249	48	0	2	16	159	n/a	n/a	474
June 2014	274	39	4	0	37	240	n/a	n/a	594
West Vancouver									
June 2015	23	0	0	0	8	2	n/a	n/a	33
June 2014	20	0	0	0	0	6	n/a	n/a	26
White Rock									
June 2015	16	1	0	0	6	29	n/a	n/a	52
June 2014	14	1	0	0	14	51	n/a	n/a	80
First Nations									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
June 2015	790	83	0	11	379	1,225	n/a	n/a	2,488
June 2014	1,080	71	14	5	575	1,677	n/a	n/a	3,422

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
June 2015	21	10	0	0	7	296	n/a	n/a	334
June 2014	26	19	0	0	39	10	n/a	n/a	94
Delta									
June 2015	22	0	0	0	12	11	n/a	n/a	45
June 2014	8	0	0	0	0	1	n/a	n/a	9
Langley									
June 2015	23	0	0	1	11	11	n/a	n/a	46
June 2014	32	0	0	0	35	21	n/a	n/a	88
Maple Ridge / Pitt Meadows									
June 2015	27	2	0	0	5	0	n/a	n/a	34
June 2014	20	0	0	0	21	9	n/a	n/a	50
New Westminster									
June 2015	8	0	0	0	1	1	n/a	n/a	10
June 2014	7	0	0	0	3	74	n/a	n/a	84
North Vancouver									
June 2015	27	9	0	0	9	166	n/a	n/a	211
June 2014	6	0	0	0	0	6	n/a	n/a	12
Richmond									
June 2015	34	0	0	0	2	1	n/a	n/a	37
June 2014	46	0	0	0	2	2	n/a	n/a	50
Surrey									
June 2015	95	2	0	2	135	17	n/a	n/a	251
June 2014	78	0	0	0	142	70	n/a	n/a	290
Tri-Cities									
June 2015	32	0	0	1	8	48	n/a	n/a	89
June 2014	38	2	11	0	9	12	n/a	n/a	72
University Endowment Lands									
June 2015	1	0	0	0	0	0	n/a	n/a	1
June 2014	0	0	0	0	0	4	n/a	n/a	4
Vancouver City									
June 2015	73	16	0	0	0	187	n/a	n/a	276
June 2014	53	15	0	0	2	403	n/a	n/a	473
West Vancouver									
June 2015	6	0	0	0	16	93	n/a	n/a	115
June 2014	19	0	0	0	0	1	n/a	n/a	20
White Rock									
June 2015	6	0	0	0	4	64	n/a	n/a	74
June 2014	5	0	0	0	1	6	n/a	n/a	12
First Nations									
June 2015	4	0	0	0	0	0	n/a	n/a	4
June 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
June 2015	381	39	0	4	216	895	n/a	n/a	1,535
June 2014	341	36	11	0	254	619	n/a	n/a	1,261

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	7	0	0	0	0	0	0	2	7	-71.4
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	15	13	0	0	0	0	10	15	25	28	-10.7
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1	0	2	-100.0
Burnaby - South & East	1	7	0	2	0	0	0	4	1	13	-92.3
Burnaby - Central Park	0	6	0	2	0	0	312	2	312	10	**
Burnaby - Remainder	16	20	8	4	0	0	13	8	37	32	15.6
Burnaby Total	32	47	8	8	0	0	335	30	375	85	**
Coquitlam	38	36	16	2	12	0	204	140	270	178	51.7
Delta - Tsawwassen	4	0	0	0	0	0	16	0	20	0	n/a
Delta - Ladner	3	4	0	0	0	0	0	3	3	7	-57.1
Delta - North	3	5	0	0	0	8	3	4	6	17	-64.7
Delta	10	9	0	0	0	8	19	7	29	24	20.8
Langley City	0	2	0	0	0	0	0	0	0	2	-100.0
Langley District	17	11	0	0	69	7	99	1	185	19	**
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	45	15	8	16	32	17	0	0	85	48	77.1
New Westminster	11	7	0	0	0	40	299	49	310	96	**
North Vancouver City	6	6	0	0	0	4	210	3	216	13	**
North Vancouver DM	16	9	0	0	7	46	6	31	29	86	-66.3
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	3	0	0	4	0	42	1	0	4	46	-91.3
Port Moody	5	0	0	0	0	0	0	0	5	0	n/a
Richmond	43	43	0	0	5	6	13	288	61	337	-81.9
Surrey - South	25	28	0	2	17	12	3	5	45	47	-4.3
Surrey - Cloverdale	9	12	0	0	4	6	9	4	22	22	0.0
Surrey - North	48	37	0	0	43	58	94	84	185	179	3.4
Surrey - Guildford	2	0	0	0	29	0	1	29	32	29	10.3
Surrey - Whalley	19	9	0	0	0	0	17	6	36	15	140.0
Surrey Total	103	86	0	2	93	76	124	128	320	292	9.6
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	52	0	52	0	n/a
Vancouver - Kitsilano	0	0	2	4	0	0	0	0	2	4	-50.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	1	0	2	0	0	2	0	4	3	33.3
Vancouver - Kerrisdale	7	2	0	0	0	0	1	0	8	2	**
Vancouver - Marpole	7	6	0	0	0	0	1	1	8	7	14.3
Vancouver - Eastside	70	50	2	8	0	4	25	115	97	177	-45.2
Vancouver - Mt. Pleasant	1	0	2	4	0	9	1	10	4	23	-82.6
Vancouver - Strath/Grand	1	1	4	0	0	0	1	0	6	1	**
Vancouver - Westside	42	20	0	0	0	0	6	36	48	56	-14.3
Vancouver Total	130	80	10	18	0	13	89	162	229	273	-16.1
West Vancouver	11	12	0	0	23	0	0	12	34	24	41.7
White Rock	10	11	0	0	0	0	7	6	17	17	0.0
First Nations	0	14	0	0	0	0	0	0	0	14	-100.0
Vancouver CMA	482	398	42	50	241	259	1,406	857	2,171	1,564	38.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	8	9	0	0	0	0	0	0	8	9	-11.1
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	5	9	0	0	0	0	0	0	5	9	-44.4
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	40	37	2	0	21	0	58	42	121	79	53.2
Burnaby - Lougheed Mall	3	1	0	0	0	0	3	1	6	2	200.0
Burnaby - South & East	8	20	6	12	0	42	6	6	20	80	-75.0
Burnaby - Central Park	13	20	2	4	0	0	486	72	501	96	**
Burnaby - Remainder	77	83	36	26	0	69	66	345	179	523	-65.8
Burnaby Total	141	161	46	42	21	111	619	466	827	780	6.0
Coquitlam	134	165	56	30	42	3	284	1,025	516	1,223	-57.8
Delta - Tsawwassen	18	9	0	0	0	0	36	3	54	12	**
Delta - Ladner	10	18	0	0	15	0	2	8	27	26	3.8
Delta - North	26	36	0	12	0	28	25	31	51	107	-52.3
Delta	54	63	0	12	15	28	63	42	132	145	-9.0
Langley City	4	6	0	0	0	33	0	0	4	39	-89.7
Langley District	120	89	4	8	272	201	313	206	709	504	40.7
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	221	97	18	22	96	40	47	81	382	240	59.2
New Westminster	22	27	0	2	0	82	299	275	321	386	-16.8
North Vancouver City	20	21	4	4	0	17	702	351	726	393	84.7
North Vancouver DM	69	45	0	0	39	46	105	161	213	252	-15.5
Pitt Meadows	9	5	2	4	36	0	0	64	47	73	-35.6
Port Coquitlam	15	11	0	4	42	90	96	4	153	109	40.4
Port Moody	10	2	0	2	14	0	0	0	24	4	**
Richmond	208	168	12	12	61	49	612	914	893	1,143	-21.9
Surrey - South	149	122	14	16	145	114	35	60	343	312	9.9
Surrey - Cloverdale	52	96	4	6	34	133	26	21	116	256	-54.7
Surrey - North	217	227	4	6	143	293	245	252	609	778	-21.7
Surrey - Guildford	10	3	0	0	60	10	6	31	76	44	72.7
Surrey - Whalley	66	53	0	0	0	0	1,125	93	1,191	146	**
Surrey Total	494	501	22	28	382	550	1,437	457	2,335	1,536	52.0
University Endowment Lands	3	9	0	0	11	0	235	94	249	103	141.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	482	89	482	89	**
Vancouver - Kitsilano	2	3	2	6	0	0	2	55	6	64	-90.6
Vancouver - False Creek	0	0	0	0	0	0	0	80	0	80	-100.0
Vancouver - Granville/Oak	5	4	0	4	0	0	19	58	24	66	-63.6
Vancouver - Kerrisdale	28	15	0	0	0	0	4	42	32	57	-43.9
Vancouver - Marpole	24	23	4	6	0	0	7	4	35	33	6.1
Vancouver - Eastside	364	308	56	30	18	4	660	608	1,098	950	15.6
Vancouver - Mt. Pleasant	1	0	24	8	0	9	116	103	141	120	17.5
Vancouver - Strath/Grand	8	4	12	2	5	5	134	137	159	148	7.4
Vancouver - Westside	190	137	4	0	0	19	72	235	266	391	-32.0
Vancouver Total	622	494	102	56	23	37	1,496	1,411	2,243	1,998	12.3
West Vancouver	63	46	2	0	23	0	8	12	96	58	65.5
White Rock	32	38	4	0	0	0	19	31	55	69	-20.3
First Nations	0	29	0	0	0	0	0	0	0	29	-100.0
Vancouver CMA	2,254	1,998	272	226	1,077	1,287	6,335	5,594	9,938	9,105	9.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	8	10	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	1
Burnaby - South & East	0	0	0	0	0	0	0	4
Burnaby - Central Park	0	0	0	0	312	0	0	2
Burnaby - Remainder	0	0	0	0	0	0	13	8
Burnaby Total	0	0	0	0	312	8	23	22
Coquitlam	12	0	0	0	189	115	15	25
Delta - Tsawwassen	0	0	0	0	14	0	2	0
Delta - Ladner	0	0	0	0	0	0	0	3
Delta - North	0	8	0	0	0	0	3	4
Delta	0	8	0	0	14	0	5	7
Langley City	0	0	0	0	0	0	0	0
Langley District	69	7	0	0	92	0	7	1
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	32	17	0	0	0	0	0	0
New Westminster	0	40	0	0	293	49	6	0
North Vancouver City	0	4	0	0	210	0	0	3
North Vancouver DM	7	46	0	0	0	30	6	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	42	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	5	6	0	0	0	280	13	8
Surrey - South	17	12	0	0	0	0	3	5
Surrey - Cloverdale	4	6	0	0	0	0	9	4
Surrey - North	43	58	0	0	64	60	30	24
Surrey - Guildford	29	0	0	0	0	29	1	0
Surrey - Whalley	0	0	0	0	0	0	17	6
Surrey Total	93	76	0	0	64	89	60	39
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	52	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	2	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	1	1
Vancouver - Eastside	0	4	0	0	0	98	25	17
Vancouver - Mt. Pleasant	0	9	0	0	0	10	1	0
Vancouver - Strath/Grand	0	0	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	0	33	6	3
Vancouver Total	0	13	0	0	0	141	89	21
West Vancouver	23	0	0	0	0	12	0	0
White Rock	0	0	0	0	0	0	7	6
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	241	259	0	0	1,174	724	232	133

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	21	0	0	0	32	35	26	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	1
Burnaby - South & East	0	42	0	0	0	0	6	6
Burnaby - Central Park	0	0	0	0	477	66	9	6
Burnaby - Remainder	0	69	0	0	0	326	66	19
Burnaby Total	21	111	0	0	509	427	110	39
Coquitlam	42	3	0	0	189	931	95	94
Delta - Tsawwassen	0	0	0	0	33	0	3	3
Delta - Ladner	15	0	0	0	0	0	2	8
Delta - North	0	28	0	0	0	0	25	31
Delta	15	28	0	0	33	0	30	42
Langley City	0	33	0	0	0	0	0	0
Langley District	272	201	0	0	166	176	147	30
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	96	40	0	0	47	81	0	0
New Westminster	0	82	0	0	293	275	6	0
North Vancouver City	0	17	0	0	572	165	130	186
North Vancouver DM	39	46	0	0	0	141	105	20
Pitt Meadows	36	0	0	0	0	64	0	0
Port Coquitlam	42	90	0	0	92	0	4	4
Port Moody	14	0	0	0	0	0	0	0
Richmond	61	49	0	0	567	727	45	187
Surrey - South	145	114	0	0	0	42	35	18
Surrey - Cloverdale	34	133	0	0	0	0	26	21
Surrey - North	143	293	0	0	120	125	125	127
Surrey - Guildford	60	10	0	0	0	29	6	2
Surrey - Whalley	0	0	0	0	1,077	56	48	37
Surrey Total	382	550	0	0	1,197	252	240	205
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	160	0	322	89
Vancouver - Kitsilano	0	0	0	0	2	55	0	0
Vancouver - False Creek	0	0	0	0	0	80	0	0
Vancouver - Granville/Oak	0	0	0	0	17	56	2	2
Vancouver - Kerrisdale	0	0	0	0	0	39	4	3
Vancouver - Marpole	0	0	0	0	0	0	7	4
Vancouver - Eastside	18	4	0	0	433	475	227	133
Vancouver - Mt. Pleasant	0	9	0	0	115	103	1	0
Vancouver - Strath/Grand	5	5	0	0	89	137	45	0
Vancouver - Westside	0	19	0	0	40	131	32	104
Vancouver Total	23	37	0	0	856	1,076	640	335
West Vancouver	23	0	0	0	8	12	0	0
White Rock	0	0	0	0	0	10	19	21
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,077	1,287	0	0	4,764	4,337	1,571	1,257

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	7	0	0	0	0	2	7
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	13	0	8	10	7	25	28
Burnaby - Lougheed Mall	0	1	0	0	0	1	0	2
Burnaby - South & East	1	9	0	0	0	4	1	13
Burnaby - Central Park	0	8	312	0	0	2	312	10
Burnaby - Remainder	24	24	0	0	13	8	37	32
Burnaby Total	40	55	312	8	23	22	375	85
Coquitlam	38	35	217	118	15	25	270	178
Delta - Tsawwassen	4	0	14	0	2	0	20	0
Delta - Ladner	3	4	0	0	0	3	3	7
Delta - North	3	5	0	8	3	4	6	17
Delta	10	9	14	8	5	7	29	24
Langley City	0	2	0	0	0	0	0	2
Langley District	12	11	163	7	10	1	185	19
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	53	15	32	33	0	0	85	48
New Westminster	11	7	293	89	6	0	310	96
North Vancouver City	5	6	210	4	1	3	216	13
North Vancouver DM	16	9	7	76	6	1	29	86
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	3	4	0	42	1	0	4	46
Port Moody	5	0	0	0	0	0	5	0
Richmond	39	43	8	286	14	8	61	337
Surrey - South	25	28	17	14	3	5	45	47
Surrey - Cloverdale	9	10	4	6	9	6	22	22
Surrey - North	46	35	109	118	30	26	185	179
Surrey - Guildford	2	0	29	29	1	0	32	29
Surrey - Whalley	19	9	0	0	17	6	36	15
Surrey Total	101	82	159	167	60	43	320	292
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	52	0	52	0
Vancouver - Kitsilano	2	4	0	0	0	0	2	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	3	0	0	2	0	4	3
Vancouver - Kerrisdale	6	2	0	0	2	0	8	2
Vancouver - Marpole	4	6	0	0	4	1	8	7
Vancouver - Eastside	40	33	0	102	57	42	97	177
Vancouver - Mt. Pleasant	3	4	0	19	1	0	4	23
Vancouver - Strath/Grand	5	1	0	0	1	0	6	1
Vancouver - Westside	32	18	0	33	16	5	48	56
Vancouver Total	94	71	0	154	135	48	229	273
West Vancouver	11	12	23	12	0	0	34	24
White Rock	10	11	0	0	7	6	17	17
First Nations	0	14	0	0	0	0	0	14
Vancouver CMA	450	396	1,438	1,004	283	164	2,171	1,564

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	7	8	0	0	1	1	8	9
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	5	9	0	0	0	0	5	9
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	42	37	53	35	26	7	121	79
Burnaby - Lougheed Mall	3	1	0	0	3	1	6	2
Burnaby - South & East	14	30	0	44	6	6	20	80
Burnaby - Central Park	15	24	477	66	9	6	501	96
Burnaby - Remainder	113	109	0	395	66	19	179	523
Burnaby Total	187	201	530	540	110	39	827	780
Coquitlam	133	163	285	965	98	95	516	1,223
Delta - Tsawwassen	18	9	33	0	3	3	54	12
Delta - Ladner	10	17	15	0	2	9	27	26
Delta - North	26	36	0	40	25	31	51	107
Delta	54	62	48	40	30	43	132	145
Langley City	4	6	0	33	0	0	4	39
Langley District	110	87	442	380	157	37	709	504
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	226	102	153	137	3	1	382	240
New Westminster	22	29	293	357	6	0	321	386
North Vancouver City	21	25	572	182	133	186	726	393
North Vancouver DM	69	45	39	187	105	20	213	252
Pitt Meadows	11	9	36	64	0	0	47	73
Port Coquitlam	15	15	134	90	4	4	153	109
Port Moody	10	4	14	0	0	0	24	4
Richmond	196	168	647	786	50	189	893	1,143
Surrey - South	149	114	159	178	35	20	343	312
Surrey - Cloverdale	53	71	34	137	29	48	116	256
Surrey - North	200	221	280	420	129	137	609	778
Surrey - Guildford	10	3	60	39	6	2	76	44
Surrey - Whalley	66	53	1,077	56	48	37	1,191	146
Surrey Total	478	462	1,610	830	247	244	2,335	1,536
University Endowment Lands	3	9	246	0	0	94	249	103
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	160	0	322	89	482	89
Vancouver - Kitsilano	4	9	2	55	0	0	6	64
Vancouver - False Creek	0	0	0	80	0	0	0	80
Vancouver - Granville/Oak	3	7	17	56	4	3	24	66
Vancouver - Kerrisdale	21	13	0	39	11	5	32	57
Vancouver - Marpole	25	27	0	0	10	6	35	33
Vancouver - Eastside	257	209	453	479	388	262	1,098	950
Vancouver - Mt. Pleasant	25	8	115	112	1	0	141	120
Vancouver - Strath/Grand	19	107	94	40	46	1	159	148
Vancouver - Westside	160	113	42	150	64	128	266	391
Vancouver Total	514	493	883	1,011	846	494	2,243	1,998
West Vancouver	61	46	35	12	0	0	96	58
White Rock	36	33	0	10	19	26	55	69
First Nations	0	29	0	0	0	0	0	29
Vancouver CMA	2,162	2,008	5,967	5,624	1,809	1,473	9,938	9,105

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	6	0	0	0	6	2	200.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	13	0	0	0	0	4	0	12	13	-7.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	3	2	0	0	0	1	0	4	3	33.3
Burnaby - Central Park	3	2	0	0	0	38	286	0	289	40	**
Burnaby - Remainder	11	11	6	6	0	0	5	0	22	17	29.4
Burnaby Total	23	29	8	6	0	38	296	0	327	73	**
Coquitlam	31	45	8	2	0	23	60	17	99	87	13.8
Delta - Tsawwassen	4	1	0	0	0	0	0	0	4	1	**
Delta - Ladner	2	0	0	0	0	0	2	0	4	0	n/a
Delta - North	11	5	0	0	12	0	11	4	34	9	**
Delta	17	6	0	0	12	0	13	4	42	10	**
Langley City	0	7	0	0	0	0	0	0	0	7	-100.0
Langley District	28	36	0	0	18	33	11	19	57	88	-35.2
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	32	13	0	0	3	21	0	0	35	34	2.9
New Westminster	5	2	0	0	0	0	0	109	5	111	-95.5
North Vancouver City	14	3	6	0	0	0	173	0	193	3	**
North Vancouver DM	13	9	0	0	8	0	8	3	29	12	141.7
Pitt Meadows	2	2	2	0	0	0	0	0	4	2	100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	38	35	0	0	0	0	16	8	54	43	25.6
Surrey - South	27	21	4	2	18	45	7	5	56	73	-23.3
Surrey - Cloverdale	2	11	0	0	34	10	0	6	36	27	33.3
Surrey - North	41	38	0	0	54	82	19	12	114	132	-13.6
Surrey - Guildford	0	1	0	0	0	0	0	52	0	53	-100.0
Surrey - Whalley	15	5	0	0	0	0	9	4	24	9	166.7
Surrey Total	85	76	4	2	106	137	35	79	230	294	-21.8
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	194	0	194	-100.0
Vancouver - Kitsilano	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	57	0	57	-100.0
Vancouver - Granville/Oak	0	1	2	2	0	0	0	8	2	11	-81.8
Vancouver - Kerrisdale	5	6	0	0	0	0	0	0	5	6	-16.7
Vancouver - Marpole	4	5	0	0	0	0	0	2	4	7	-42.9
Vancouver - Eastside	57	15	2	0	0	0	92	4	151	19	**
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	31	0	31	-100.0
Vancouver - Westside	23	32	2	2	0	0	5	5	30	39	-23.1
Vancouver Total	89	60	10	6	0	0	97	301	196	367	-46.6
West Vancouver	6	19	18	0	4	0	93	0	121	19	**
White Rock	6	5	0	0	0	6	85	3	91	14	**
First Nations	5	0	0	0	0	0	0	0	5	0	n/a
Vancouver CMA	398	350	56	16	157	258	887	543	1,498	1,167	28.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	6	12	0	0	0	0	0	0	6	12	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	6	0	0	23	0	0	0	33	6	**
Burnaby - Mountain	0	2	0	0	0	0	95	0	95	2	**
Burnaby - North	37	66	4	8	0	0	253	18	294	92	**
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0	4	0	n/a
Burnaby - South & East	10	30	20	26	42	6	5	71	77	133	-42.1
Burnaby - Central Park	20	16	4	14	4	60	585	0	613	90	**
Burnaby - Remainder	77	97	36	42	37	0	148	122	298	261	14.2
Burnaby Total	146	211	64	90	83	66	1,088	211	1,381	578	138.9
Coquitlam	146	125	26	42	60	46	380	308	612	521	17.5
Delta - Tsawwassen	17	10	0	0	0	0	1	2	18	12	50.0
Delta - Ladner	9	19	0	0	0	0	4	13	13	32	-59.4
Delta - North	42	19	0	22	39	0	38	17	119	58	105.2
Delta	68	48	0	22	39	0	43	32	150	102	47.1
Langley City	6	8	0	0	0	14	0	0	6	22	-72.7
Langley District	115	129	0	0	226	131	118	295	459	555	-17.3
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	111	80	20	0	109	65	97	0	337	145	132.4
New Westminster	31	22	4	2	45	40	0	302	80	366	-78.1
North Vancouver City	25	23	10	2	12	4	295	214	342	243	40.7
North Vancouver DM	64	38	0	0	25	0	109	16	198	54	**
Pitt Meadows	8	3	2	0	4	8	64	0	78	11	**
Port Coquitlam	8	20	0	2	48	40	67	164	123	226	-45.6
Port Moody	4	5	0	0	0	0	0	0	4	5	-20.0
Richmond	144	172	20	6	41	90	484	649	689	917	-24.9
Surrey - South	117	97	24	10	100	166	96	229	337	502	-32.9
Surrey - Cloverdale	31	44	2	8	141	104	10	16	184	172	7.0
Surrey - North	208	190	2	2	219	248	175	56	604	496	21.8
Surrey - Guildford	5	6	0	0	21	22	3	102	29	130	-77.7
Surrey - Whalley	52	36	0	0	4	0	362	14	418	50	**
Surrey Total	413	373	28	20	485	540	646	417	1,572	1,350	16.4
University Endowment Lands	2	0	0	0	0	7	94	232	96	239	-59.8
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	81	1,059	81	1,059	-92.4
Vancouver - Kitsilano	3	6	4	10	0	0	1	122	8	138	-94.2
Vancouver - False Creek	1	1	0	0	0	0	189	127	190	128	48.4
Vancouver - Granville/Oak	4	7	8	6	0	4	4	8	16	25	-36.0
Vancouver - Kerrisdale	22	35	0	0	0	0	31	3	53	38	39.5
Vancouver - Marpole	27	38	4	8	0	0	96	7	127	53	139.6
Vancouver - Eastside	302	254	44	16	8	6	211	193	565	469	20.5
Vancouver - Mt. Pleasant	1	1	12	32	0	3	23	32	36	68	-47.1
Vancouver - Strath/Grand	2	7	6	10	0	6	12	32	20	55	-63.6
Vancouver - Westside	119	217	2	2	0	0	28	41	149	260	-42.7
Vancouver Total	481	566	80	84	8	19	676	1,624	1,245	2,293	-45.7
West Vancouver	66	49	20	0	4	0	93	156	183	205	-10.7
White Rock	37	25	0	0	0	13	108	14	145	52	178.8
First Nations	13	0	0	0	0	0	0	0	13	0	n/a
Vancouver CMA	1,906	1,916	274	270	1,212	1,083	4,362	4,634	7,754	7,903	-1.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	4	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	1	0
Burnaby - Central Park	0	38	0	0	284	0	2	0
Burnaby - Remainder	0	0	0	0	0	0	5	0
Burnaby Total	0	38	0	0	284	0	12	0
Coquitlam	0	23	0	0	44	0	16	17
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	12	0	0	0	0	0	11	4
Delta	12	0	0	0	0	0	13	4
Langley City	0	0	0	0	0	0	0	0
Langley District	18	33	0	0	0	0	11	19
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	3	21	0	0	0	0	0	0
New Westminster	0	0	0	0	0	109	0	0
North Vancouver City	0	0	0	0	165	0	8	0
North Vancouver DM	8	0	0	0	3	0	5	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	0	0	16	8
Surrey - South	18	45	0	0	0	0	7	5
Surrey - Cloverdale	34	10	0	0	0	0	0	6
Surrey - North	54	82	0	0	0	0	19	12
Surrey - Guildford	0	0	0	0	0	51	0	1
Surrey - Whalley	0	0	0	0	0	0	9	4
Surrey Total	106	137	0	0	0	51	35	28
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	194	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	57	0	0
Vancouver - Granville/Oak	0	0	0	0	0	7	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	2
Vancouver - Eastside	0	0	0	0	62	0	30	4
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	31	0	0
Vancouver - Westside	0	0	0	0	0	0	5	5
Vancouver Total	0	0	0	0	62	289	35	12
West Vancouver	4	0	0	0	93	0	0	0
White Rock	0	6	0	0	80	0	5	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	157	258	0	0	731	449	156	94

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	23	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	95	0	0	0
Burnaby - North	0	0	0	0	239	18	14	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	6	0	0	0	71	5	0
Burnaby - Central Park	4	60	0	0	577	0	8	0
Burnaby - Remainder	37	0	0	0	118	122	30	0
Burnaby Total	83	66	0	0	1,029	211	59	0
Coquitlam	60	46	0	0	296	250	84	58
Delta - Tsawwassen	0	0	0	0	0	0	1	2
Delta - Ladner	0	0	0	0	0	13	4	0
Delta - North	39	0	0	0	0	0	38	17
Delta	39	0	0	0	0	13	43	19
Langley City	0	14	0	0	0	0	0	0
Langley District	226	131	0	0	65	231	53	64
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	109	65	0	0	22	0	75	0
New Westminster	45	40	0	0	0	302	0	0
North Vancouver City	12	4	0	0	165	206	130	8
North Vancouver DM	25	0	0	0	77	0	32	16
Pitt Meadows	4	8	0	0	64	0	0	0
Port Coquitlam	48	40	0	0	66	94	1	70
Port Moody	0	0	0	0	0	0	0	0
Richmond	41	90	0	0	292	553	192	96
Surrey - South	100	166	0	0	75	218	21	11
Surrey - Cloverdale	141	104	0	0	0	0	10	16
Surrey - North	219	248	0	0	65	0	110	56
Surrey - Guildford	21	22	0	0	0	100	3	2
Surrey - Whalley	4	0	0	0	334	0	28	14
Surrey Total	485	540	0	0	474	318	172	99
University Endowment Lands	0	7	0	0	0	232	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	81	918	0	141
Vancouver - Kitsilano	0	0	0	0	0	100	1	22
Vancouver - False Creek	0	0	0	0	189	127	0	0
Vancouver - Granville/Oak	0	4	0	0	3	7	1	1
Vancouver - Kerrisdale	0	0	0	0	27	0	4	3
Vancouver - Marpole	0	0	0	0	92	0	4	7
Vancouver - Eastside	8	6	0	0	76	15	135	178
Vancouver - Mt. Pleasant	0	3	0	0	23	32	0	0
Vancouver - Strath/Grand	0	6	0	0	12	31	0	1
Vancouver - Westside	0	0	0	0	0	3	28	38
Vancouver Total	8	19	0	0	503	1,233	173	391
West Vancouver	4	0	0	0	93	15	0	141
White Rock	0	13	0	0	80	0	28	14
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,212	1,083	0	0	3,226	3,658	1,136	976

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	6	0	0	0	6	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	13	0	0	4	0	12	13
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	3	0	0	1	0	4	3
Burnaby - Central Park	3	2	284	38	2	0	289	40
Burnaby - Remainder	17	17	0	0	5	0	22	17
Burnaby Total	31	35	284	38	12	0	327	73
Coquitlam	30	59	53	7	16	21	99	87
Delta - Tsawwassen	4	1	0	0	0	0	4	1
Delta - Ladner	2	0	0	0	2	0	4	0
Delta - North	11	5	12	0	11	4	34	9
Delta	17	6	12	0	13	4	42	10
Langley City	0	7	0	0	0	0	0	7
Langley District	27	33	18	33	12	22	57	88
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	32	13	3	21	0	0	35	34
New Westminster	5	2	0	109	0	0	5	111
North Vancouver City	19	3	165	0	9	0	193	3
North Vancouver DM	13	9	11	0	5	3	29	12
Pitt Meadows	4	2	0	0	0	0	4	2
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	1	0	0	0	0	0	1	0
Richmond	37	33	0	0	17	10	54	43
Surrey - South	24	21	24	47	8	5	56	73
Surrey - Cloverdale	2	11	34	10	0	6	36	27
Surrey - North	37	36	54	82	23	14	114	132
Surrey - Guildford	0	1	0	51	0	1	0	53
Surrey - Whalley	15	5	0	0	9	4	24	9
Surrey Total	78	74	112	190	40	30	230	294
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	194	0	0	0	194
Vancouver - Kitsilano	0	3	0	0	0	0	0	3
Vancouver - False Creek	0	0	0	57	0	0	0	57
Vancouver - Granville/Oak	2	3	0	7	0	1	2	11
Vancouver - Kerrisdale	3	6	0	0	2	0	5	6
Vancouver - Marpole	3	3	0	0	1	4	4	7
Vancouver - Eastside	38	8	62	0	51	11	151	19
Vancouver - Mt. Pleasant	4	0	0	0	0	0	4	0
Vancouver - Strath/Grand	0	0	0	31	0	0	0	31
Vancouver - Westside	21	26	0	0	9	13	30	39
Vancouver Total	71	49	62	289	63	29	196	367
West Vancouver	6	19	115	0	0	0	121	19
White Rock	6	5	80	6	5	3	91	14
First Nations	4	0	0	0	1	0	5	0
Vancouver CMA	384	352	921	693	193	122	1,498	1,167

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
June 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	2	25.0	0	0.0	3	37.5	3	37.5	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	1,156,500	1,624,384
Belcarra													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	2	22.2	1	11.1	2	22.2	2	22.2	2	22.2	9	--	--
Year-to-date 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Burnaby													
June 2015	0	0.0	0	0.0	0	0.0	15	71.4	6	28.6	21	1,388,000	1,479,118
June 2014	0	0.0	0	0.0	7	26.9	15	57.7	4	15.4	26	1,173,500	1,244,782
Year-to-date 2015	0	0.0	0	0.0	11	6.5	98	58.3	59	35.1	168	1,392,000	1,458,166
Year-to-date 2014	0	0.0	2	0.9	38	17.4	135	61.6	44	20.1	219	1,238,000	1,282,927
Coquitlam													
June 2015	0	0.0	1	3.1	13	40.6	17	53.1	1	3.1	32	1,010,000	1,005,738
June 2014	1	2.6	4	10.5	26	68.4	7	18.4	0	0.0	38	922,450	920,803
Year-to-date 2015	0	0.0	3	1.8	90	55.2	55	33.7	15	9.2	163	975,000	1,051,729
Year-to-date 2014	1	0.9	12	11.2	65	60.7	28	26.2	1	0.9	107	888,900	948,001
Delta													
June 2015	0	0.0	0	0.0	12	54.5	8	36.4	2	9.1	22	995,000	1,084,099
June 2014	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	--	--
Year-to-date 2015	0	0.0	1	1.4	43	58.1	27	36.5	3	4.1	74	960,000	1,061,204
Year-to-date 2014	1	2.3	4	9.1	20	45.5	16	36.4	3	6.8	44	935,833	1,041,849
Langley City													
June 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
Year-to-date 2014	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Langley District													
June 2015	4	17.4	7	30.4	7	30.4	3	13.0	2	8.7	23	760,300	877,595
June 2014	2	6.7	15	50.0	4	13.3	8	26.7	1	3.3	30	707,143	894,137
Year-to-date 2015	12	10.0	47	39.2	31	25.8	14	11.7	16	13.3	120	758,245	970,938
Year-to-date 2014	15	11.8	54	42.5	31	24.4	17	13.4	10	7.9	127	709,523	875,693

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Maple Ridge													
June 2015	11	44.0	7	28.0	6	24.0	1	4.0	0	0.0	25	602,900	670,825
June 2014	8	44.4	6	33.3	3	16.7	1	5.6	0	0.0	18	632,900	667,706
Year-to-date 2015	63	46.0	55	40.1	14	10.2	5	3.6	0	0.0	137	605,000	631,405
Year-to-date 2014	54	54.0	33	33.0	8	8.0	5	5.0	0	0.0	100	589,450	633,308
New Westminster													
June 2015	0	0.0	2	25.0	1	12.5	5	62.5	0	0.0	8	--	--
June 2014	0	0.0	2	28.6	3	42.9	1	14.3	1	14.3	7	--	--
Year-to-date 2015	1	2.6	14	36.8	13	34.2	10	26.3	0	0.0	38	799,900	837,441
Year-to-date 2014	0	0.0	9	42.9	5	23.8	6	28.6	1	4.8	21	785,000	916,903
North Vancouver City													
June 2015	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	1,526,500	1,588,700
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	13	52.0	12	48.0	25	1,498,000	1,551,600
Year-to-date 2014	0	0.0	0	0.0	1	3.4	9	31.0	19	65.5	29	1,515,000	1,556,812
North Vancouver DM													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,789,000	1,952,767
June 2014	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	15	18.8	65	81.3	80	1,958,334	2,003,949
Year-to-date 2014	1	2.5	0	0.0	0	0.0	12	30.0	27	67.5	40	1,794,000	1,766,827
Pitt Meadows													
June 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Port Coquitlam													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	2	25.0	0	0.0	6	75.0	0	0.0	0	0.0	8	--	--
Year-to-date 2014	1	4.2	6	25.0	17	70.8	0	0.0	0	0.0	24	786,450	800,297
Port Moody													
June 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Richmond													
June 2015	0	0.0	0	0.0	4	11.8	18	52.9	12	35.3	34	1,407,738	1,542,166
June 2014	0	0.0	0	0.0	2	4.3	24	52.2	20	43.5	46	1,405,400	1,570,256
Year-to-date 2015	0	0.0	0	0.0	8	4.8	65	39.2	93	56.0	166	1,567,810	1,726,619
Year-to-date 2014	1	0.5	0	0.0	17	7.8	82	37.8	117	53.9	217	1,548,800	1,619,406

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2015	2	2.1	37	38.1	31	32.0	20	20.6	7	7.2	97	869,000	977,259
June 2014	2	2.6	33	42.3	35	44.9	5	6.4	3	3.8	78	779,000	839,304
Year-to-date 2015	31	6.7	155	33.4	184	39.7	65	14.0	29	6.3	464	818,071	924,867
Year-to-date 2014	32	7.4	176	40.7	170	39.4	36	8.3	18	4.2	432	769,000	840,165
University Endowment Lands													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
June 2015	0	0.0	1	1.4	3	4.1	17	23.3	52	71.2	73	2,300,000	2,526,989
June 2014	0	0.0	0	0.0	0	0.0	20	37.7	33	62.3	53	1,721,000	2,095,218
Year-to-date 2015	2	0.6	2	0.6	4	1.1	66	18.3	286	79.4	360	2,200,000	2,465,450
Year-to-date 2014	0	0.0	4	0.8	9	1.8	143	27.9	356	69.5	512	2,126,500	2,475,270
West Vancouver													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	3,100,000	3,137,842
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	3.0	65	97.0	67	3,200,000	3,447,028
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	54	100.0	54	3,340,000	3,710,362
White Rock													
June 2015	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	--	--
June 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	5	18.5	7	25.9	15	55.6	27	1,750,000	1,942,376
Year-to-date 2014	0	0.0	0	0.0	2	11.1	7	38.9	9	50.0	18	1,497,500	1,684,871
First Nations													
June 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	549,900	549,900
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
June 2015	23	6.0	55	14.3	79	20.5	111	28.8	117	30.4	385	1,142,857	1,446,831
June 2014	14	4.1	63	18.5	86	25.2	91	26.7	87	25.5	341	1,040,000	1,331,319
Year-to-date 2015	126	6.5	285	14.7	417	21.4	449	23.1	668	34.3	1,945	1,180,000	1,478,195
Year-to-date 2014	108	5.5	307	15.5	391	19.8	506	25.6	663	33.6	1,975	1,190,000	1,520,819

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2015						
Submarket	June 2015	June 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	1,624,384	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby	1,479,118	1,244,782	18.8	1,458,166	1,282,927	13.7
Coquitlam	1,005,738	920,803	9.2	1,051,729	948,001	10.9
Delta	1,084,099	--	n/a	1,061,204	1,041,849	1.9
Langley City	--	--	n/a	--	--	n/a
Langley District	877,595	894,137	-1.9	970,938	875,693	10.9
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	670,825	667,706	0.5	631,405	633,308	-0.3
New Westminster	--	--	n/a	837,441	916,903	-8.7
North Vancouver City	1,588,700	--	n/a	1,551,600	1,556,812	-0.3
North Vancouver DM	1,952,767	--	n/a	2,003,949	1,766,827	13.4
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	800,297	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,542,166	1,570,256	-1.8	1,726,619	1,619,406	6.6
Surrey	977,259	839,304	16.4	924,867	840,165	10.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,526,989	2,095,218	20.6	2,465,450	2,475,270	-0.4
West Vancouver	--	3,137,842	n/a	3,447,028	3,710,362	-7.1
White Rock	--	--	n/a	1,942,376	1,684,871	15.3
First Nations	--	--	n/a	549,900	--	n/a
Vancouver CMA	1,446,831	1,331,319	8.7	1,478,195	1,520,819	-2.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver June 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,804	31.3	2,704	5,498	4,926	54.9	812,536	8.5	809,125
	February	2,570	41.1	2,743	4,860	4,678	58.6	846,978	11.3	811,647
	March	2,697	13.7	2,292	5,445	4,600	49.8	801,543	5.6	791,405
	April	3,090	15.9	2,651	6,118	4,898	54.1	801,171	8.3	794,341
	May	3,331	13.4	2,715	6,111	4,749	57.2	814,418	5.4	797,818
	June	3,452	29.4	2,902	5,518	4,811	60.3	796,714	4.4	802,749
	July	3,111	4.2	2,749	5,115	4,868	56.5	805,061	6.3	822,430
	August	2,820	10.3	2,992	4,036	4,788	62.5	802,763	2.3	801,927
	September	2,965	17.5	2,969	5,348	4,787	62.0	836,735	6.4	833,455
	October	3,113	15.4	2,999	4,608	4,942	60.7	819,336	5.6	815,917
	November	2,567	7.4	3,022	3,115	4,853	62.3	801,450	3.4	829,610
	December	2,173	9.2	2,957	1,937	4,809	61.5	819,384	4.3	847,661
2015	January	1,948	8.0	3,145	4,887	4,708	66.8	827,558	1.8	826,388
	February	3,108	20.9	3,418	5,566	5,215	65.5	879,069	3.8	843,692
	March	4,132	53.2	3,503	6,168	4,960	70.6	891,652	11.2	872,904
	April	4,254	37.7	3,558	6,041	4,711	75.5	899,178	12.2	891,973
	May	4,145	24.4	3,542	5,768	4,857	72.9	905,701	11.2	890,986
	June	4,444	28.7	3,539	5,999	4,941	71.6	922,326	15.8	923,272
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	9,873	0.0		17,747			804,082	0.0	
	Q2 2015	12,843	30.1		17,808			909,293	13.1	
	YTD 2014	16,944	22.4		33,550			811,084	7.0	
	YTD 2015	22,031	30.0		34,429			894,493	10.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,266	6.2	65.0	895
	February	595	3.14	5.24	96.4	119.5	1,270	6.2	65.1	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,268	5.8	64.6	878
	May	570	3.14	4.79	95.8	121.2	1,273	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,276	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,278	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,275	5.8	64.6	887
	September	570	3.14	4.79	95.8	121.2	1,275	6.0	64.6	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,283	6.2	65.0	885
	December	570	3.14	4.79	95.9	119.6	1,283	6.0	64.8	890
2015	January	570	3.14	4.79	95.8	119.7	1,284	5.8	64.7	906
	February	567	2.89	4.74	95.8	120.6	1,282	5.9	64.5	913
	March	567	2.89	4.74	95.8	121.5	1,280	6.0	64.4	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.9	928
	May	561	2.89	4.64	96.4	122.4	1,273	6.2	63.9	934
	June	561	2.89	4.64		122.4	1,275	6.1	63.9	930
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	21	0	0	0	0	0	3	2	26
June 2014	16	0	0	0	0	0	2	1	19
% Change	31.3	n/a	n/a	n/a	n/a	n/a	50.0	100.0	36.8
Year-to-date 2015	122	4	0	1	32	67	14	30	270
Year-to-date 2014	88	0	0	0	0	146	8	14	256
% Change	38.6	n/a	n/a	n/a	n/a	-54.1	75.0	114.3	5.5
UNDER CONSTRUCTION									
June 2015	203	4	0	1	70	196	17	45	536
June 2014	129	0	0	0	26	338	10	123	626
% Change	57.4	n/a	n/a	n/a	169.2	-42.0	70.0	-63.4	-14.4
COMPLETIONS									
June 2015	24	0	0	0	19	0	5	6	54
June 2014	21	0	0	0	35	0	5	1	62
% Change	14.3	n/a	n/a	n/a	-45.7	n/a	0.0	**	-12.9
Year-to-date 2015	95	0	0	0	44	150	14	17	320
Year-to-date 2014	95	0	0	0	41	0	11	144	291
% Change	0.0	n/a	n/a	n/a	7.3	n/a	27.3	-88.2	10.0
COMPLETED & NOT ABSORBED									
June 2015	43	0	0	0	40	86	n/a	n/a	169
June 2014	51	0	0	0	75	0	n/a	n/a	126
% Change	-15.7	n/a	n/a	n/a	-46.7	n/a	n/a	n/a	34.1
ABSORBED									
June 2015	28	0	0	0	19	0	n/a	n/a	47
June 2014	20	0	0	0	25	0	n/a	n/a	45
% Change	40.0	n/a	n/a	n/a	-24.0	n/a	n/a	n/a	4.4
Year-to-date 2015	100	0	0	0	44	80	n/a	n/a	224
Year-to-date 2014	111	1	0	0	52	10	n/a	n/a	174
% Change	-9.9	-100.0	n/a	n/a	-15.4	**	n/a	n/a	28.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
June 2015	18	0	0	0	0	0	3	2	23
June 2014	9	0	0	0	0	0	1	1	11
Mission DM									
June 2015	3	0	0	0	0	0	0	0	3
June 2014	7	0	0	0	0	0	1	0	8
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2015	21	0	0	0	0	0	3	2	26
June 2014	16	0	0	0	0	0	2	1	19
UNDER CONSTRUCTION									
Abbotsford City									
June 2015	120	0	0	1	70	196	6	45	438
June 2014	72	0	0	0	26	296	2	123	519
Mission DM									
June 2015	83	4	0	0	0	0	11	0	98
June 2014	57	0	0	0	0	42	8	0	107
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2015	203	4	0	1	70	196	17	45	536
June 2014	129	0	0	0	26	338	10	123	626
COMPLETIONS									
Abbotsford City									
June 2015	18	0	0	0	19	0	4	6	47
June 2014	12	0	0	0	35	0	3	1	51
Mission DM									
June 2015	6	0	0	0	0	0	1	0	7
June 2014	9	0	0	0	0	0	2	0	11
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2015	24	0	0	0	19	0	5	6	54
June 2014	21	0	0	0	35	0	5	1	62

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2015	20	0	0	0	40	86	n/a	n/a	146
June 2014	31	0	0	0	75	0	n/a	n/a	106
Mission DM									
June 2015	23	0	0	0	0	0	n/a	n/a	23
June 2014	20	0	0	0	0	0	n/a	n/a	20
First Nations									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2015	43	0	0	0	40	86	n/a	n/a	169
June 2014	51	0	0	0	75	0	n/a	n/a	126
ABSORBED									
Abbotsford City									
June 2015	12	0	0	0	19	0	n/a	n/a	31
June 2014	10	0	0	0	25	0	n/a	n/a	35
Mission DM									
June 2015	16	0	0	0	0	0	n/a	n/a	16
June 2014	10	0	0	0	0	0	n/a	n/a	10
First Nations									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
June 2015	28	0	0	0	19	0	n/a	n/a	47
June 2014	20	0	0	0	25	0	n/a	n/a	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Abbotsford City	21	10	0	0	0	0	2	1	23	11	109.1
Mission DM	3	8	0	0	0	0	0	0	3	8	-62.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	24	18	0	0	0	0	2	1	26	19	36.8

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	78	48	0	0	32	0	97	160	207	208	-0.5
Mission DM	59	48	4	0	0	0	0	0	63	48	31.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	137	96	4	0	32	0	97	160	270	256	5.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Abbotsford City	0	0	0	0	0	0	2	1
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	0	2	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	32	0	0	0	67	146	30	14
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	32	0	0	0	67	146	30	14

Table 2.4: Starts by Submarket and by Intended Market
June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Abbotsford City	18	9	0	0	5	2	23	11
Mission DM	3	7	0	0	0	1	3	8
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	16	0	0	5	3	26	19

Table 2.5: Starts by Submarket and by Intended Market
January - June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	70	47	100	146	37	15	207	208
Mission DM	56	41	0	0	7	7	63	48
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	126	88	100	146	44	22	270	256

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Abbotsford City	22	15	0	0	19	35	6	1	47	51	-7.8
Mission DM	7	11	0	0	0	0	0	0	7	11	-36.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	29	26	0	0	19	35	6	1	54	62	-12.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	58	65	0	0	44	41	167	144	269	250	7.6
Mission DM	51	41	0	0	0	0	0	0	51	41	24.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	109	106	0	0	44	41	167	144	320	291	10.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Abbotsford City	19	35	0	0	0	0	6	1
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	19	35	0	0	0	0	6	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	44	41	0	0	150	0	17	144
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	44	41	0	0	150	0	17	144

Table 3.4: Completions by Submarket and by Intended Market
June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Abbotsford City	18	12	19	35	10	4	47	51
Mission DM	6	9	0	0	1	2	7	11
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	24	21	19	35	11	6	54	62

Table 3.5: Completions by Submarket and by Intended Market
January - June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	49	57	194	41	26	152	269	250
Mission DM	46	38	0	0	5	3	51	41
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	95	95	194	41	31	155	320	291

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
June 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2015	0	0.0	4	33.3	2	16.7	2	16.7	4	33.3	12	637,000	665,658
June 2014	0	0.0	2	20.0	6	60.0	1	10.0	1	10.0	10	599,450	611,060
Year-to-date 2015	3	5.7	17	32.1	16	30.2	6	11.3	11	20.8	53	579,900	617,237
Year-to-date 2014	1	1.5	11	16.4	35	52.2	6	9.0	14	20.9	67	615,900	639,880
Mission DM													
June 2015	6	37.5	9	56.3	1	6.3	0	0.0	0	0.0	16	466,900	477,009
June 2014	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	449,000	458,950
Year-to-date 2015	15	31.9	27	57.4	5	10.6	0	0.0	0	0.0	47	465,900	477,386
Year-to-date 2014	20	45.5	18	40.9	6	13.6	0	0.0	0	0.0	44	457,450	465,192
First Nations													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
June 2015	6	21.4	13	46.4	3	10.7	2	7.1	4	14.3	28	506,000	557,858
June 2014	5	25.0	7	35.0	6	30.0	1	5.0	1	5.0	20	537,000	535,005
Year-to-date 2015	18	18.0	44	44.0	21	21.0	6	6.0	11	11.0	100	537,900	551,507
Year-to-date 2014	21	18.9	29	26.1	41	36.9	6	5.4	14	12.6	111	565,900	570,634

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2015

Submarket	June 2015	June 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	665,658	611,060	8.9	617,237	639,880	-3.5
Mission DM	477,009	458,950	3.9	477,386	465,192	2.6
First Nations	–	–	n/a	–	–	n/a
Abbotsford-Mission CMA	557,858	535,005	4.3	551,507	570,634	-3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley June 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	729	26.6	1,155	2,376	2,254	51.2	491,415	13.0	512,356
	February	1,044	20.4	1,173	2,351	2,270	51.7	524,435	11.4	516,434
	March	1,195	15.0	1,085	2,524	2,204	49.2	505,698	4.7	506,428
	April	1,396	9.4	1,196	2,877	2,260	52.9	504,550	1.8	495,504
	May	1,546	19.7	1,260	2,903	2,306	54.6	536,186	7.3	520,742
	June	1,598	27.0	1,251	2,677	2,352	53.2	516,798	3.4	503,481
	July	1,526	10.4	1,237	2,377	2,082	59.4	503,722	0.6	501,158
	August	1,231	1.8	1,261	2,156	2,303	54.8	528,939	9.7	526,015
	September	1,344	24.7	1,358	2,529	2,334	58.2	520,477	5.8	520,275
	October	1,376	16.3	1,363	2,124	2,297	59.3	528,118	8.2	530,662
	November	1,053	14.5	1,343	1,507	2,325	57.8	518,977	-0.2	535,115
	December	979	20.1	1,333	995	2,409	55.3	523,874	7.8	535,021
2015	January	802	10.0	1,359	2,327	2,327	58.4	524,068	6.6	544,488
	February	1,262	20.9	1,461	2,348	2,296	63.6	551,811	5.2	544,494
	March	1,738	45.4	1,553	2,793	2,296	67.6	558,457	10.4	553,991
	April	1,928	38.1	1,575	2,921	2,344	67.2	555,793	10.2	548,813
	May	1,884	21.9	1,625	2,715	2,228	72.9	574,557	7.2	555,467
	June	2,283	42.9	1,663	2,997	2,403	69.2	572,888	10.9	558,721
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,540	18.7		8,457			519,634	4.3	
	Q2 2015	6,095	34.3		8,633			567,996	9.3	
	YTD 2014	7,508	19.0		15,708			515,344	6.0	
	YTD 2015	9,897	31.8		16,101			560,698	8.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
June 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	95.0	117.1	89	8.2	67.7	804
	February	595	3.14	5.24	95.0	118.0	88	8.4	67.5	809
	March	581	3.14	4.99	94.9	118.6	88	7.6	67.0	809
	April	570	3.14	4.79	94.6	119.0	90	7.4	67.6	800
	May	570	3.14	4.79	94.4	119.7	89	7.4	67.4	793
	June	570	3.14	4.79	94.3	119.8	88	7.7	66.5	805
	July	570	3.14	4.79	94.2	119.6	86	8.0	65.2	818
	August	570	3.14	4.79	94.4	119.6	85	8.0	64.3	828
	September	570	3.14	4.79	94.4	119.5	85	7.6	63.9	814
	October	570	3.14	4.79	94.7	119.0	86	6.7	64.2	805
	November	570	3.14	4.79	94.5	118.8	86	6.5	63.9	815
	December	570	3.14	4.79	94.5	118.1	86	6.4	64.1	836
2015	January	570	3.14	4.79	94.4	118.0	86	6.2	64.0	846
	February	567	2.89	4.74	94.4	118.9	88	5.9	65.0	850
	March	567	2.89	4.74	94.4	119.8	90	5.9	66.4	854
	April	561	2.89	4.64	94.9	119.6	92	6.0	67.4	867
	May	561	2.89	4.64	94.9	120.6	93	5.7	68.1	866
	June	561	2.89	4.64		120.7	94	5.4	68.4	870
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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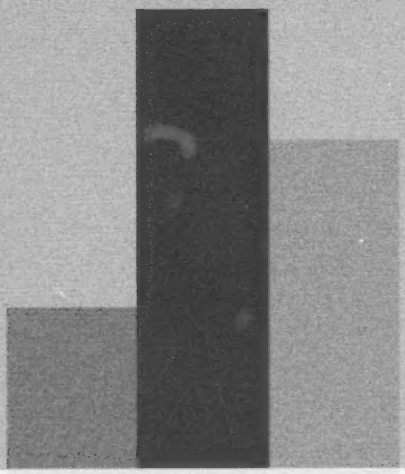

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